

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, AT PUNE
APPEAL NO. 26 OP 2020**

Mr. Ajay Jayvantrao Bhosale

... Applicant

Versus

Union of India through Secretary MOEF

& Ors.

... Respondents

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Mumbai:

Dated this day of September 2020


Advokates for Applicant

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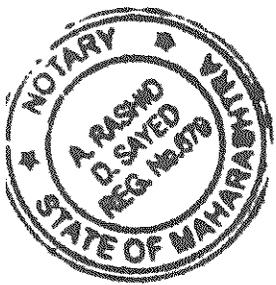
& Ors.

... Respondents

AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO.11

I, Surendrakumar Agarwal, the Authorised Representative of the Respondent No.11, having my office at "Bramha House", 250/251 M. G. Road, Camp, Pune – 411 001, do hereby on solemn affirmation state as under:

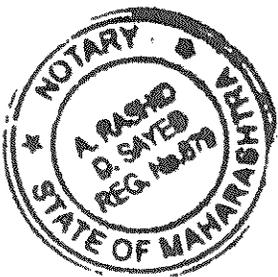
1. I say that I am competent and authorised to depose the instant Affidavit in Reply. I am conversant and well versed with the facts of the instant Appeal.
2. I deny each and every statement made in the captioned Appeal which is inconsistent with or contrary to the averments made in the present Affidavit in Reply. I state that nothing shall be admitted on behalf of Respondent No.11 for want of specific traverse. Furthermore, the submissions and averment made in the present Affidavit in Reply are in alternative and without prejudice to each other.
3. The Respondent No.11 is making the Affidavit in Reply for the limited purpose of opposing the reliefs as claimed by the Respondent in the captioned Appeal and reserve their right/ liberty to file a detailed and parawise Affidavit in Reply, if circumstances so warrants.
4. The captioned Appeal challenges the environment clearance granted with respect to construction being carried out on the land bearing survey No.209/A/2 C.T.S No. 4702, at Pimpri Chowk, Taluka Haveli, Dist. Pune ("said Project").



- 5.3. A complete stranger to a proceeding should not be allowed to interfere in any proceeding unless he can reasonably satisfy that he is an aggrieved and/or affected party. More so, when the statute categorically states that only an aggrieved or an affected party can invoke the Appellate Jurisdiction of the Hon'ble Tribunal. In the instant case, the Appellant has not only failed to prove that he is an affected/aggrieved party but has also failed to make any averment to such effect. On this ground alone, the captioned premises deserve to be dismissed.

Procedure as stipulated in the EIA Notification scrupulously followed:

- 5.4. On 14th September 2006, the Ministry of Environment and Forest ("MOEF") issued an Environment Impact Assessment Notification ("EIA notification") to reflect the growing protection accorded to the environment. The said notification divides all projects into category A and category B projects based on its potential impact. The MOEF regulates the category A projects while the State Environment Impact Assessment Authority ("SEIAA") regulates category B projects which are relatively smaller in size. The SEIAA is a regulatory body comprising of members having expertise in the field of environment and law.
- 5.5. All the category A projects require a prior EC from the MOEF which will be granted on the recommendation of Expert Appraisal Committee ("EAC") whereas all the projects in category B require EC from the SEIAA on recommendation of the State Level Expert Appraisal Committee ("SEAC"). The EAC and SEAC are bodies comprising of professionals and experts meeting the criteria as prescribed under Appendix-VI to the notification. The EAC and SEAC are constituted to specifically examine the nitty-gritty of all environmental relating aspects, considering the expertise they possess. The EAC/SEAC after conducting a detailed examination of all the relevant aspects relating to



environment decides whether to recommend the project or defer a project. The MOEF and the SEIAA is expected to decide whether to grant an EC on the basis of such recommendation.

5.6. A Project which requires EC under the EIA notification is expected to make an application for grant of EC in the prescribed form-1 and form-1A (if applicable). For a construction project, the Project Proponent is expected to submit a conceptual plan along with other information.

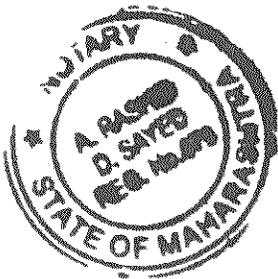
5.7. The process of environment clearance as stipulated by the notification comprises of a maximum of four stages, all of which may not apply depending on the nature of the project;

a) Screening; this step is restricted to category-B projects. At this stage, the authorities examine whether the proposed activity requires further environment studies for the preparation of Environment Impact Assessment (EIA) for its appraisal prior to grant of EC. Projects requiring EIA are categorized as B-1 and remaining are categorised as B-2. Such categorisation is in accordance with the guidelines issued by the MOEF. The said project, as per the EIA notification falls under category 8 (a) B(2).

b) Scoping; at this stage the EAC or the SEAC formulates a detailed and comprehensive terms of reference which addresses all relevant environmental concerns required for preparation of the EIA.

c) Public consultation; at this stage the concerns of the local affected people and others who have plausible stake in the environmental impacts of the project or activities are considered.

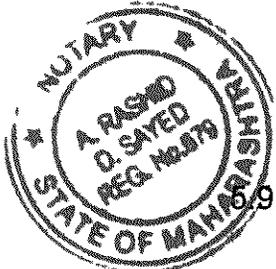
d) Appraisal; this stage involves a detailed scrutiny by the SEAC or the EAC of all the documents submitted by the Applicant for the grant of



EC. The appraisal is carried out in the transparent manner wherein the Applicant is invited for furnishing clarification if required.

Thus, after following the aforementioned process and considering the environment effect of the proposed activity, the SEAC or the EAC recommends the project to the MOEF or SEIAA accordingly. However, for building construction project there are certain exemptions provided in the EIA Notification regarding the process to be followed. In the present case, the project being a building construction activity, the entire process as applicable under the EIA Notification has been followed.

5.8. Therefore, the objective of the EIA process is to ensure that all the environment aspects are examined prior to granting environment clearance to a project and that environment as well as development concerns are appropriately balanced on the basis of accurate information. The said project of the Respondent No.11 is classified as category 8(a) B2 project under the EIA notification. Thus, as per extant law, the said project is exempted from scoping and public consultation, and requires to obtain an EC from the SEIAA. In the instant case, all of the above steps have been scrupulously followed by the Respondent No.3 as well as the authorities and after duly taking into account all relevant aspects concerning the Environment the said project was concluded to be a fit case to grant EC.



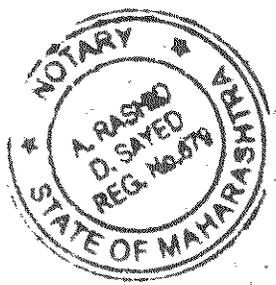
5.9. The objective of the EIA process is to ensure that all the environment aspects are examined prior to granting environment clearance to a project and that environment as well as development concerns are appropriately balanced on the basis of accurate information and after following a detailed and exhaustive procedure detailed out hereinabove. Therefore, the elaborate EIA process sufficiently takes care of the environment aspect of the proposed project prior to granting EC. Thus,

when experts have applied their mind and have followed the detailed procedure as mandated by law and have passed a speaking order granting EC, such EC assumed statutory significance and is presumed to be valid unless there are allegations of procedural impropriety, non application of mind or malafide. It is pertinent to note that admittedly the entire EIA process was followed prior to grant of EC to the said project. Moreover, it is not even the case of the Appellant that the EIA process was not duly followed. In these circumstances, where admittedly the entire EIA process has been duly followed, experts have applied their mind and have passed a speaking order, the same ought not to be interfered with by this Hon'ble Tribunal unless there are allegations of procedural impropriety. On this ground alone, the captioned Appeal deserves to be dismissed.

Limited Grounds of Appeal under Section 16 of the NGT Act:

5.10. It is trite law that the Hon'ble Tribunal should invoke its Appellate Jurisdiction under Section 16(h) only in those cases where the Appellant proves or at the least alleges that an EC has been granted arbitrarily, or capriciously or perversely or where the authority has ignored settled principles of law or procedure or in case of allegations of malafide. In the instant case, the Appellant has failed to even make any averment to this effect, leave alone proving the same.

5.11. Furthermore, this Hon'ble Tribunal ought not to reassess the material and information provided by the Project Proponent, exercising its Appellate jurisdiction to reach a conclusion different from the one reached by the authority when all the relevant aspects has been considered by the authority and the procedure has been duly followed. In the present case, the SEAC as well as SEIAA has considered all the facts and violations as alleged by the Appellant (including the fact that



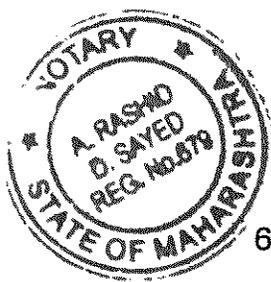
Respondent No.11 had commenced excavation /construction prior to grant of EC and the case for *ex post facto* EC), prior to grant of EC. After duly applying its mind following the procedure stipulated by the EIA notification, the SEIA has granted EC to the Respondent No.11. Therefore, this Hon'ble Court ought not to interfere with the same.

6. The Respondent No.11 states that the captioned Appeal deserves to be dismissed at the threshold without going into the merits of the case in view of the submission adumbrated hereinabove. However, without prejudice to the aforementioned submissions, the Respondent No.11 places the true and correct facts on record relevant to the instant case which as such, disentitles the Appellant from being granted any reliefs as prayed for in the Appeal;

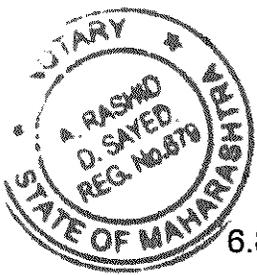
6.1. The Appellant has challenged the environment clearance granted with respect to construction carried out on survey No. 209/A/2, CTS No. 4702 at Pimpri Chowk, Taluka Haveli, District Pune by the Respondent No.11 (said property).

6.2. On 28th March 2008, commencement certificate was obtained for carrying out construction on the said property for a total built up area of 17595 sq.mtrs. (FSI 8535.48 + Non FSI 9059.56 sq.mtrs.). hereto annexed and marked as Exhibit-A is a copy of the commencement certificate dated 28th March 2008.

6.3. In furtherance of the commencement certificate dated 28th March 2008, the Respondent No.11 commenced excavation activity. As the total permissible built up area in the commencement certificate dated 28th March 2008 was much below the threshold limit of 20000 sq. mtrs., the Respondent No.11 did not apply for grant of EC prior to commencing construction.



- 6.4. On 9th April 2013, the Respondent No.11 obtained a commencement certificate for construction of 21368.3 sq.mtrs (FSI 9285.51 sq.mtrs. + Non FSI 12082.77 sq.mtrs.). Hereto annexed and marked as **Exhibit-B** is a copy of the commencement certificate dated 9th April 2013.
- 6.5. On 7th September 2013, the Respondent No.11 applied for grant of EC in order to commence with construction as per commencement certificate dated 9th April 2013. Hereto annexed and marked as **Exhibit-C** is a copy of the application for grant of environment clearance dated 7th September 2013.
- 6.6. On 24th March 2014, the Hon'ble Bombay High Court in *Writ Petition No. (L) 655 of 2014, Glomore Constructions and Ors. Vs the Union of India & Ors.* was pleased to rule that an EC is not required to be obtained by the Project Proponent as long as the Project Proponent has not carried out construction beyond the threshold limit of 20,000 sq.mtrs. Hereto annexed and marked as **Exhibit-D** is a copy of the Judgment passed in *Writ Petition No. (L) 655 of 2014, Glomore Constructions and Ors. Vs the Union of India & Ors.*
- 6.7. On 4th July 2014, the Respondent No.11 applied for consent to establish with respect to the said project. Hereto annexed and marked as **Exhibit-E** is a copy of the application made for grant of CTE.
- 6.8. In meetings held by the SEAC between 15th to 18th July 2014, the Respondent No.11's proposal was considered for grant of EC. In the said meeting, the Respondent No.11's proposal was declared as a violation case. Hereto annexed and marked as **Exhibit-F** is a copy of the minutes of meeting of the SEAC dated 15th to 18th July 2014.
- 6.9. On 30th August 2014, show cause notice was issued against the Respondent No.11 and proposed directions were issued under Section 5

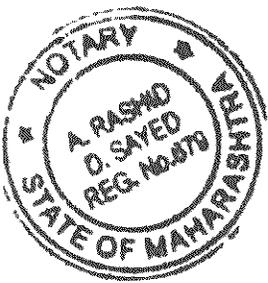


of the Environment Protection Act, 1986 (EP Act) read with EIA notification. Such notice was issued primarily on the ground that the Respondent No.11 had violated the environmental mandate by commencing construction prior to obtaining EC. Hereto annexed and marked as Exhibit-G is a copy of the show cause notice dated 30th August 2014.

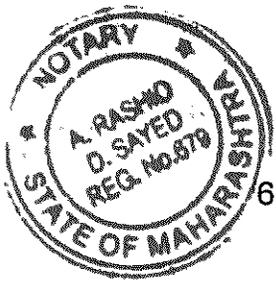
6.10. On 28th September 2014, the Respondent No.11 submitted a detailed reply to the aforementioned show cause notice. Hereto annexed and marked as Exhibit-H is a copy of the Respondent No.11 reply dated 28th September, 2014.

6.11. On 13th February 2015, the Respondent No.11 physically presented its case before the authorities to provide explanation to the show cause notice dated 30th August 2014.

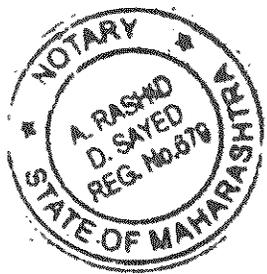
6.12. On 10th March 2015, the environment department, Government of Maharashtra was pleased to withdraw the show cause notice dated 30th August 2014 and declared that the Respondent No.11's proposal is not a violation case. Such conclusion was arrived at after carefully considering and verifying the reply preferred by the Respondent No.11, physical presentation made by Respondent No.11 and the architect certificate submitted by the Respondent No.11. The environment department withdrew the show cause notice on verifying the fact that the Respondent No.11 had carried excavation/construction activity in furtherance of commencement certificate issued in the year 2008. As per the said commencement certificate, permission was granted upto 17595 sq.mtrs. Therefore, as the construction was below the threshold limit, the Respondent No.1 was not required to obtain an EC. Hereto annexed and marked as Exhibit-I is a copy of the letter issued by the environment department dated 10th March 2015.



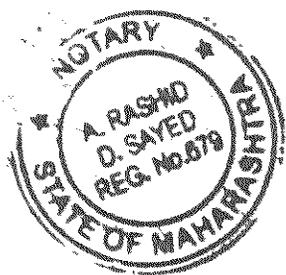
- 6.13. On 10th March 2015, the MPCB was pleased to grant CTE to Respondent No.11 with regards the said property for a period of 5 years or up till commissioning of the proposed hotel. Hereto annexed and marked as Exhibit-J is a copy of the consent to establish granted by MPCB dated 10th March 2015.
- 6.14. On 21st April 2015, the environment department issued a circular dated ENV/2013/CR39/TC-1 wherein it categorically observed that an EC is not required to carry out construction as long as the actual construction is below the threshold limit of 20,000 sq.mtrs. It is worth mentioning that the said circular has not been challenged, quashed or set aside till date and thus, is valid and subsisting. Hereto annexed and marked as Exhibit-K is a copy of the circular issued by the environment department dated 21st April 2015.
- 6.15. On 30th September 2015, the Respondent No.11 obtained commencement certificate for carrying out construction upto 22010.3 sq.mtrs. (FSI 9260.12 sq.mtrs. + Non FSI 12750.16 sq.mtrs). Hereto annexed and marked as Exhibit-L is a copy of the commencement certificate dated 30th September 2015.
- 6.16. On 30th June 2016, the Respondent No.11 applied for environment clearance with respect to the said project. Hereto annexed and marked as Exhibit-M is a copy of the application dated 30th June 2016 preferred by Respondent No.11 for grant of EC.
- 6.17. On 24th November 2016, the Respondent No.11 obtained commencement certificate for carrying out construction upto 21213.9 sq.mtrs. (FSI 8835.93 sq.mtrs. + Non FSI 12377.95 sq.mtrs). Hereto annexed and marked as Exhibit-N is a copy of the commencement certificate dated 2nd November 2016.



- 6.18. In or around the year 2016 to 2017, the Respondent No.11 carried out construction with respect to the said project. Such construction was carried out relying on the aforementioned judgment passed by the Hon'ble Bombay High Court and the circular dated 21st April 2015 issued by the environment department. The Respondent No.11 has not till date constructed beyond the threshold limit of 20,000 sq.mtrs.
- 6.19. On 28th April, 2017, the Respondent No.11 applied for consent to establish with regards the said project. Hereto annexed and marked as Exhibit-O is a copy of the application dated 28th April, 2017 made by the Respondent No.11 for grant of CTE.
- 6.20. On 12th November 2017, the MPCB was pleased to grant CTE to the said project for a period of 5 years and to carrying out construction upto 51358.46 sq.mtrs. Hereto annexed and marked as Exhibit-P is a copy of the CTE granted by MPCB dated 12th November 2017.
- 6.21. On 31st March 2018, the Respondent No.11 obtained commencement certificate for carrying out construction upto 19991.4 sq.mtrs. (FSI 6998.59 sq.mtrs + Non FSI 12992.76 sq.mtrs.). Hereto annexed and marked as Exhibit-Q is a copy of the commencement certificate dated 31st March 2018.
- 6.22. On 4th October 2018, a Layout Plan was sanctioned by PCMC bearing No. DP/Layout/Pimpri/ENV/1/2018. Hereto annexed and marked as Exhibit - Q1 is a copy of the sanction layout dated 04/10/2018.
- 6.23. On 5th December 2018, in its 77th meeting, the SEAC considered the Respondent No.11 application for grant of EC. As the Respondent No.11 was not present, the SEAC deferred the Respondent No.11's proposal. Hereto annexed and marked as Exhibit-R is a copy of the 77th meeting of SEAC dated 5th December 2018.



- 6.24. On 24th April 2019, the SEAC in its 86th meeting considered the Respondent No.11's proposal. In the said meeting the SEAC was pleased to appraise the Respondent No.11's project as category 8(a) B2. After due deliberations, the SEAC sought compliance and explanation with regards the certain points. Hereto annexed and marked as Exhibit-S is a copy of the 86th meeting of SEAC dated 24th April 2019.
- 6.25. On 19th May 2019, the Appellant filed a complaint with various authorities including the MPCB raising identical issues as sought to be raised in the present appeal as well as OA No. 63 of 2019. Hereto annexed and marked as Exhibit-T is a copy of the complaint made by the Appellant dated 19th May 2019.
- 6.26. On 22nd May 2019, the MPCB conducted a Site Visit of the said project. Hereto annexed and marked as Exhibit-U is a copy of the Visit Report dated 22nd May 2019.
- 6.27. On 10th June 2019, the MPCB conducted a Site Visit of the said project. Hereto annexed and marked as Exhibit-V is a copy of the Visit Report dated 10th June 2019.
- 6.28. On 25th July 2019, the Environment Department, issued a show cause notice to the Respondent No.11. In the said show cause notice the Respondent No.11 was called upon to show why coercive action should not be initiated against it in furtherance of the complaint made by the Appellant. Hereto annexed and marked as Exhibit-W is a copy of the show cause notice dated 25th July 2019.
- 6.29. On 26th July 2019, the SEAC in its 91st meeting considered the Respondent No.11's proposal. In the said meeting the SEAC observed that the environment department has issued show cause notice to the Respondent No.11. In furtherance thereof, the SEAC was to hear the

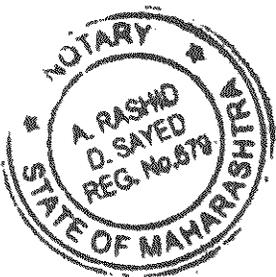


Respondent No.11 on 26th July 2019. Making such observation, the SEAC was pleased to keep the Respondent No.11's proposal in abeyance till any decision is taken with respect to the show cause notice. Hereto annexed and marked as Exhibit-X is a copy of the 91st minutes of the meeting of SEAC dated 26th Jul 2019.

6.30. On 27th June 2019, the MPCB issue a show cause notice to the Respondent No.11. In the said show cause notice, the Respondent No.11 was called upon to show as to why legal action should not be initiated under the Water (Prevention & Control of Pollution) Act, 1974, Air ((Prevention & Control of Pollution) Act, 1981 and Hazardous & Waste Rules, 2016. Hereto annexed and marked as Exhibit-Y is a copy of the show cause notice dated 27th June 2019.

6.31. On 29th June 2019, 16th July 2019 and 20th August 2019, the Respondent No.11 preferred a detailed reply to the aforementioned show cause notices issued by the authorities in pursuance of the complaint made by the Appellant. In these replies, the Respondent No.11 stated that;

- a) The Respondent No.11 has not violated any provisions of the environment law.
- b) The Respondent No.11 commenced construction/excavation in pursuance of the commencement certificate issued in the year 2008. Wherein the permissible built up area was 17595 sq.mts, which is much below the threshold limit, therefore, the Respondent No.11 was not required to obtain EC prior to commencing construction.
- c) The Respondent No.11 subsequently changed the plans with regards the said property and obtained various commencement certificate. As the construction exceeded the threshold limit to 20,000 mtrs. after



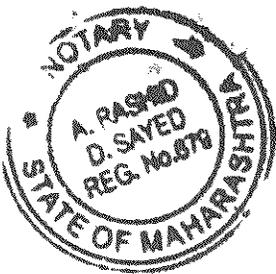
amendment in the construction plan, the Respondent No.11 made an application for grant of EC in the year 2013. However, such EC was not granted.

- d) The Respondent No.11 relying on the circular issued by the environment department, State of Maharashtra on 21st April 2015 commenced construction. It is worth mentioning at this Juncture that till date the Respondent No.11 has not exceeds the threshold limit of 20,000 sq. mtrs.

Hereto annexed and marked as Exhibit-Z are copies of the replies on behalf of Respondent No.11 dated 29th June 2019, 16th July 2019 and 20th August 2019.

- 6.32. On 11th November 2019, the Respondent No.11 physically presented its case and placed the documents and records before the authority.

- 6.33. On 16th November 2019, the environment department was pleased to withdraw the proposed directions dated 15th June 2019 issued under Section 5 of the EP Act read with the EIA notification. Such direction for withdrawal was issued after duly considering and verifying the reply, documents and record provided by the Respondent No.11. The said withdrawal notice observed;



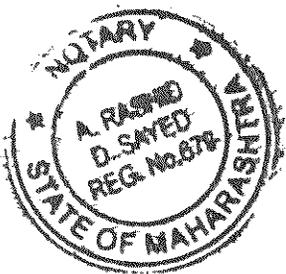
- a) The Respondent No.11 commenced construction as per commencement certificate issued in the year 2008.
- b) As the plans were revised and the total built up area exceeds 20,000 sq.mtrs, the Respondent No.11 applied for grant of EC on 7th September 2013 and 30th June 2016.
- c) Relying on the circular issued by environment department, Government of Maharashtra dated 21st April, 2015, the Respondent No.11 has carried out construction upto 8467.69 sq.mtrs.

d) It is clear that construction is below 20,000 sq.mtrs., and thus, is excluded from getting environment clearance as per provision of the EIA notification. Further, if the Respondent No.11 exceeds construction over 20,000 sq.mtrs, it is required to obtain an EC.

Hereto annexed and marked as Exhibit-AA is a copy of the withdrawal letter dated 16th November 2019.

6.34. On 10th December 2019, the SEAC in its 99th meeting considered the Respondent No.11's proposal. In the said meeting, the SEAC took notice of the fact that proposed direction under Section 5 of the EP Act was issued against the Respondent No.11 on 15th June 2019. Such notice was withdrawn by the Environment Department, Government of Maharashtra on 16th November 2019. The SEAC also observed that Respondent No.11 has complied with all the points raised in 91st meeting. Therefore, the SEAC was pleased to recommend the Respondent No.11's proposal for grant of EC. Hereto annexed and marked as Exhibit-BB is a copy of the minutes of 99th meeting of the SEAC dated 10th December 2019.

6.35. On 6th February 2020, the SEIAA was pleased to consider the Respondent No.11's proposal based on the recommendation of the SEAC. After duly considering all the relevant aspects the SEIAA was pleased to grant EC to the Respondent No.11 on complying with certain conditions. Hereto annexed and marked as Exhibit-CC is a copy of the minutes of 186th meeting of SEIAA dated 6th February 2020.

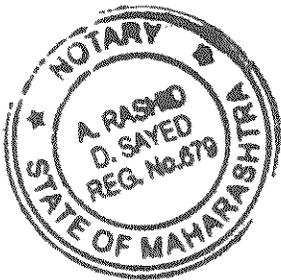


6.36. On 18th February 2020, the SEIAA granted environment clearance to the Respondent No.11. Hereto annexed and marked as Exhibit-DD is a copy of the grant of EC dated 18th February 2020.

7. On bare perusal of the facts and documents stated hereinabove, it is apparent that the present Appeal has no merits and has been made with an intention to harass the Respondent No.11. however, without prejudice to the aforementioned submissions, the Respondent No.11 now address the grounds of challenge to the EC;

Commencement of construction prior to grant of EC.

- 7.1. At the cost of repetition, the Respondent No.11 states that it had commenced construction/excavation in furtherance of the commencement certificate dated 28th March 2008. The said commencement certificate permitted construction of total 17595 sq.mtrs., which is less than the threshold limits of 20,000 sq.mtrs. Thus, the Respondent No.11 is not required to obtain EC to carry out such construction.
- 7.2. The Respondent No.11, relying on the circular dated 21st April 2015 of the environment department, Government of Maharashtra carried out construction during the years 2016-2017. Till date the Respondent No.11 has not exceeded and constructed over the threshold limit of 20,000 sq. mtrs.
- 7.3. Therefore, in light of the facts stated above and the prevailing law, it is amply clear that the Respondent No.11 wasnot required to obtain an EC as till date the construction carried out by the Respondent No.11 is below the threshold limit of 20,000 sq.mtrs and the Respondent No.11 has not committed any violation with regards obtaining an EC.
- 7.4. It is worth mentioning at this juncture that the Respondent No.11 was issued show cause notices on two occasions alleging commencement of construction without obtaining EC. However, after



examining the ground reality as well as the law, both such show cause notices have been withdrawn.

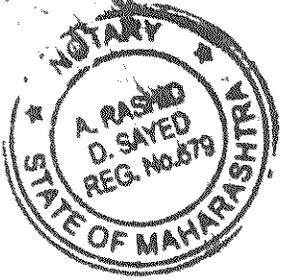
- 7.5. Therefore, the allegations raised by the Appellant with regards commencement of certificate is completely are misplaced and has been considered by the authorities prior to grant of EC.

Concept of ex-post facto EC being alien to environment law;

- 7.6. The Respondent No.11 states that the allegation raised by the Appellant with respect to *ex post facto* EC is based on misinterpretation of the law. As stated above, the issue whether an EC is required prior to commencement of construction is no more *res integra*. The Hon'ble Bombay High Court in *Writ Petition No. (L) 655 of 2014, Glomore Constructions and Ors. Vs the Union of India & Ors.* as well as the government of Maharashtra vide its circular dated 21st April 2015 has clarified that the Project Proponent is not required to obtain an EC as long as the actual construction onsite is below the threshold limit of 20,000 sq.mtrs. Admittedly, in the instant case, the Respondent No.11 has not exceeded the threshold limit of 20,000 sqmtrs.

- 7.7. Therefore, the grant of EC to the said project does not amount to an *ex post facto* grant of EC. An *ex post facto* EC would be one wherein a project has exceeded the threshold limits of 20,000 sq.mtrs. and is a violation case, is granted EC. In the instant case undisputedly, the construction is below the limit of 20,000 sq.mtrs and is not a violation case. Thus, the EC under challenge in the present Appeal, by no stretch of imagination, can qualify *ex post facto* grant EC.

- 7.8. Furthermore, it is pertinent to note that the authorities have taken note of the fact that the Respondent No.11 has carried out construction below the threshold of 20,000 sq.mtrs. and would require an EC only in the

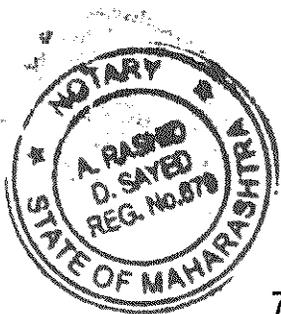


event it exceeds the limit of 20,000 sq.mtrs. Therefore, the SEAC and the SEIAA after duly considering the above law and circumstances were pleased to grant a fresh EC to the Respondent No.11 with respect to the said project and the allegation of the Appellant with respect to *ex post facto* EC is completely flawed and misplaced.

Non application of mind by the authorities;

7.9. The Respondent No.11 states that the Appellant has made bald and replete allegations with regards non application of mind. The Appellant has alleged non application of mind on the grounds that all relevant aspects were not considered prior to grant of EC.

7.10. The Respondent No.11 states that all the issues as alleged by the Appellant have been raised in the two show cause notices addressed to the Respondent No.11 detailed hereinabove. The authorities after verifying the ground realty and considering the judgment passed by the Hon'ble Bombay High Court in *Writ Petition No. (L) 655 of 2014, Glomore Constructions and Ors. Vs the Union of India & Ors.* as well as the circular dated 21st October 2015, was pleased to withdraw the said two show cause notices. Therefore, the authorities have already addressed and verified all the allegations as raised in the present Appeal and after due deliberation have withdrawn the show cause notices and have granted EC to the Respondent No.11.



7.11. Furthermore, the Appellants case of non application of mind is not maintainable on account of the fact that the authorities have diligently followed the EIA process prior to grant of EC. On perusing the exhaustive EIA process canvassed hereinabove it is abundantly clear that the process takes care of all environmental concerns and takes into account all relevant aspects prior to grant of EC. In the instant case, admittedly, the Respondent No.11 and the authorities has scrupulously

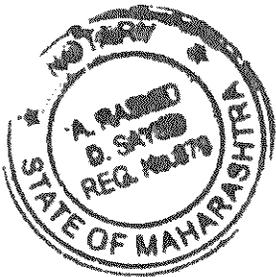
followed all the EIA process, thus the allegation of the Appellant with regards non-application of mind is completely flawed and misplaced.

Violation of various Municipal laws;

7.12. The Respondent No.11 states that the an EC is a clearance restricted to the Environmental aspect of construction. The authorities ought not to examine compliance of the Municipal Laws and are required to restrict themselves to the Environment aspects of the project. On perusal of the EIA notification, it is apparent that the statutory bodies ie SEAC and SEIAA have limited powers and competence to only consider environmental aspect. Therefore, the Appellant has erred in alleging violation of Municipal Laws whole attempting to challenge the grant of EC.

7.13. Without prejudice to the aforesaid submissions, the Respondent No.11 states that the entire construction as carried out is in compliance with all municipal laws including the DCR, PCMC and MRTP Act and that this Hon'ble tribunal lacks jurisdiction to examine compliance of municipal laws.

8. Respondent No.11 states that the answering Respondent is not dealing with the captioned appeal in seriatim more particularly since the entire bogey of allegations and contentions raised in the Appeal have been dealt with and answered in terms of the above. The Respondent No.11, however, expressly craves leave to file an additional Affidavit dealing with the Appeal in a paragraph-wise manner, if the circumstances so warrant. Nothing shall be deemed to have been admitted by the present Respondent, unless expressly admitted herein, merely for want of specific traverse.



9. Respondent No.11 states that the issues and grievances raised by the Appellant stand fully answered in terms of all that is stated hereinabove and thus, the Appeal has failed to make out a cogent and compelling case for grant of any reliefs by this Hon'ble Tribunal.

In the premises therefore, the Respondent No.11 submits that the Appeal be dismissed by this Hon'ble Tribunal with the imposition of costs.

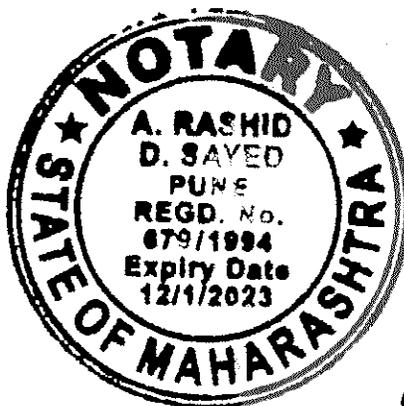
Solemnly affirmed at Pune)

Dated this 24th day of September 2020)

Anishet Jalil
Advocates for Respondent No.11

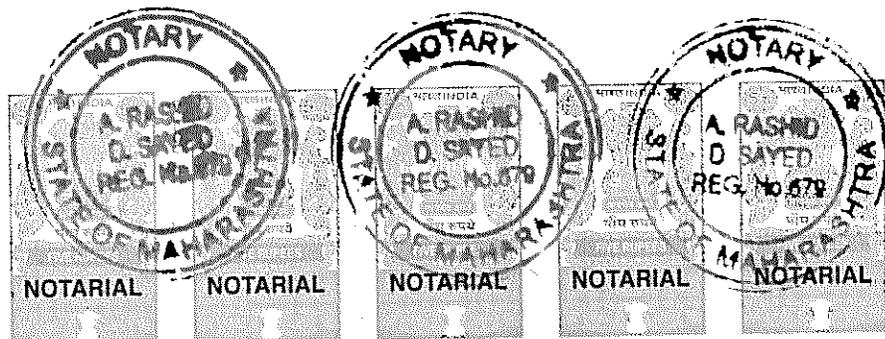
Before me,

Saleem
Respondent No.11



BEFORE ME
Saleem
A. RASHID D. SAYED
NOTARY, STATE OF MAHARASHTRA
PUNE
24 SEP 2020

Noted & Registered
At. Sr. No.: B/0023/2020



पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८

(यापुढील पत्र व्यवहारात खालील कमांक व दिनांक यांचा उल्लेख करावा.)

(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

(कमेन्समेंट सर्टिफिकेट)

सुधारित - बांधकाम चालू करणेकरिता दाखला -

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, सन १९६६ ची कलमे ४५ यातील तरतुदीप्रमाणे अटीवर देण्यात येत आहे आणि मुंबई महानगरपालिका अधिनियम १९४९ ची कलमे (सेक्शनस) २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका,
पिंपरी - ४११ ०१८.

क्रमांक - बी.पी. पिंपरी १९८ / २००८

दिनांक : २८/०३/२००८

श्री. शांताराम शिंदे लि. पो. चिंचवड.
श्री. वैजनाथ कलशकर (P.A.M.) लि. चिंचवड.श्री. / श्रीमती / श्री. रामकृष्ण उदयलाल (P.A.M.) द्वारा ला. स. श्री. कान्होबा कुतार
पत्ता किष्का इन्डस कमरेट, सेनापती वापर रोड, पुणे-७६.

यांना,

मा. शहर अभियंता,

पिंपरी चिंचवड महानगरपालिका यांजकडून -

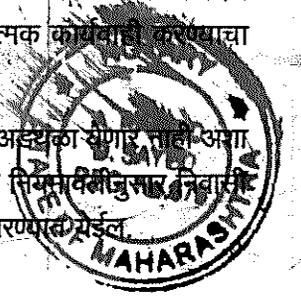
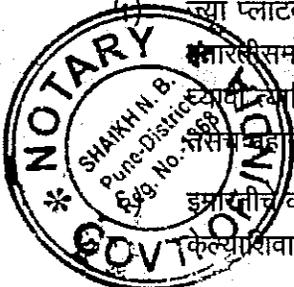
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ ची कलमे ४५ आणि मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ कलमे २५३ व २५४ अन्वये पिंपरी चिंचवड महानगरपालिकेच्या सीमेतील ~~२५३/१२~~ येथील सर्व्हे नं. २०१/३/२ सिटी सर्व्हे नं. २००३ प्लॉट नं. मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली. ती दिनांक १२/०७/२००७ या दिवशी पोहोचली. त्यावरून काम करण्यास खाली लिहिलेल्या अटीवर व जादा अट क्र. ते नुसार तुम्हास संमतीपत्र देण्यात येत आहे.

- सोबतच्या नवीन दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- संकल्पित बांधकाम रस्त्याच्या प्रमाण रेषेत येत असल्यास महानगरपालिकेचे अधिकारी सांगतील त्या वेळी सदर काम स्वखर्चाने आणि बिनतक्रार काढून टाकले पाहिजे.
- जोत्यापर्यंत काम आल्यानंतर सेट - बॅक नगर नियोजन कार्यालयाकडून तपासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- सोबतच्या नकाशावर मागे लिहिलेल्या / अटीवर हे संमती पत्र देण्यात येत आहे.

या प्लॉटवर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचे कंप्लीशन सर्टिफिकेट मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कंपाऊंड वॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था, खबरदारी घ्यावी. त्याशिवाय कंप्लीशन सर्टिफिकेट मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे. सिसम महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.

इमारतीचे कंप्लीशन सर्टिफिकेट देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही.

- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- आपण संबंधित बांधकाम हे मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून सक्षम अधिकाऱ्याची पूर्व परवानगी न घेता सुरु केल्याबद्दल / तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशात पूर्व परवानगी न घेता बांधकाम केल्याबद्दल इमारतीचे भोगवटा पत्रक न घेता भोगवटा चालू केल्याबद्दल आपणाविरुद्ध वरील नियमानुसार दंडात्मक कारवाई करण्याचा पिं.चिं.म.न.पा. चा हक्क राखून ठेवला आहे.
- बांधकाम साहित्य अथवा जुन्या बांधकामाचा निघालेला राडारोडा सार्वजनिक रस्त्यावर अथवा कोणताही अडथळा येणार नाही अशा ठिकाणी ठेवावा जर हे साहित्य अशा ठिकाणी ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास नियंत्रण नियमावलीनुसार निवासी वापरासाठी रु. २५/- व वाणिज्य वापरासाठी रु. ५०/- प्रति चौ. मी. प्रमाणे प्रति समाहासाठी दंड आकारण्यात येईल.



- १०) आपल्या इमारतीचे सांडपाणी नलिका म.न.पा. ड्रेनेज नलिकेला मालकाने स्वखर्चाने जोडावयास हवी.
- ११) भूखंडधारकाने, प्रमोटर / बिल्डरने अथवा प्रकल्प बांधकाम करणाऱ्या ठेकेदाराने पूर्णत्वाचा दाखला घेणेपूर्वी नियोजित निवासी / व्यापारी गाळे धारकांच्या यापुढे येणाऱ्या कोणत्याही तक्रारीस म.न.पा. जबाबदार राहणार नाही. असे प्रतिज्ञापत्र (स्पेशल एक्झिक्युटिव्ह मॅजिस्ट्रेट यांचे स्वाक्षरीचे) म.न.पा. कडे सादर करावे. भोगवटा पत्रकासाठी पाणी पुरवठा, जलनिःसारण, उद्यान, अग्निशामक विभागाचा ना हरकत दाखला इकडे सादर करावा.
- १२) इमारतीच्या तळमजल्यावर गाळेधारकाच्या नावे दर्शविलेली टपालपेटी (Letter Box) सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल त्याखेरीज इमारतीचा भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १३) विकास आराखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक आहे.
- १४) इमारतीच्या सलोह कॉक्रीट (आर सी सी.) कामाच्या सर्व बाजूकरीता आधार व आकारासाठी लाकडाचा वापर करू नये. त्यासाठी लोखंडी आधाराचा वापर करणे बंधनकारक राहिल.
- १५) इंडियन सो. ऑफ स्ट्रक्चरल इंजिनिअर्स पुणे - ३०. या संस्थेकडील मान्यताप्राप्त दर्जाच्या स्ट्रक्चरल इंजिनिअर्सची इमारतीच्या कामासाठी नेमणूक करण्यात यावी, तसेच सदरचे काम स्वीकारल्या बाबतचे स्ट्रक्चरल इंजिनिअर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामास सुरुवात करू नये.
- १६) भूखंडाच्या संबंधित सहामाही अखेरचा कर भरल्याचा करसंकलन विभाग म.न.पा. यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १७) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्र. ११.३.१.५. नुसारचे तरतुदी नुसार विकसित करणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १८) विकास आराखड्यातील रस्तारुंदीने बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्तारुंदीने बाधित क्षेत्र म.न.पा.चे नावे लावून तसा सुधारीत मालमत्तापत्रक व मोजणी नकाशा, भाग अथवा पूर्ण भोगवटापत्रक घेणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. याबाबत मनपाचे भूमी-जिदगी विभागाचा ना हरकत दाखला सादर करणे बंधनकारक आहे. तसेच सदरहु रस्तारुंदीने बाधित क्षेत्राचे खडीमुरमीकरण महापालिकेच्या विनिर्देशाप्रमाणे अर्जदार स्वतः खर्चाने करणार अथवा महानगरपालिकेच्या त्यावेळच्या प्रचलित दराने खडीमुरमीकरण खर्च भरणे आवश्यक आहे.
- १९) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून जागेच्या हद्दीबाबत वाद निर्माण झालेस म.न.पा. जबाबदार राहणार नाही. नगरभुमापन कार्यालयाकडील सुधारित मोजणी नकाशा/व मालमत्ता पत्रक सादर केल्याशिवाय बांधकामास भाग अथवा पूर्णत्वाचा दाखला देण्यात येणार नाही.
- २०) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रिकरण नगर भुमापन कार्यालयाकडून घेऊन, त्याप्रमाणे सुधारीत मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागाला सादर करणे आवश्यक आहे.
- २१) ३०० चौ. मी. व वरील क्षेत्राचे भूखंडावरील इमारतीसाठी (दाटवस्ती क्षेत्र वगळून) रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- २२) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील पावसाळी पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्र. ९.१ नुसार योग्य ती उपाय योजना करण्याची सर्वस्वी जबाबदारी विकसक/अर्जदार यांचेवर राहिल. अशाप्रकारे पावसाळी पाण्याचा नैसर्गिकरीत्या निचरा होण्यास कोणत्याही प्रकारे बाधा येणार नाही. याबाबतची योग्य ती खबरदारी घेणे विकसक/अर्जदार यांचेवर बंधनकारक राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार/हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करण्याची जबाबदारी विकसक/अर्जदार यांचेवर राहिल. त्याची म.न.पा.स कोणत्याही प्रकारे तोषीस लागू देणार नाही. या अटीवर सदरहु बांधकाम चालू करण्याचे संमती पत्र मंजूर करण्यात येत आहे.
- २३) साईटवर राहणाऱ्या सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय उपलब्ध करणे विकासकावर बंधनकारक आहे.

बळ प्रतापरा मा. शहर अभियंता
ताची स्वाक्षरी बंध.



शहर अभियंता

पिंपरी चिंचवड महानगरपालिका,
पिंपरी - ४११०१८

प्रत माहितीसाठी :-

- १) मा. जिल्हाधिकारी, पुणे जिल्हा-आर. बी. (पुणे) माहितीसाठी
- २) सहा. मंडलाधिकारी, पिंपरी चिंचवड महानगरपालिका, म.न.पा./ पिंपरी वाघेरे/ पिंपरीनगर/ चिंचवड/ भोसरी/ कासारवाडी/ आकुर्डी/ निगडी प्राधिकरण/ सांगवी/ पिंपळे गुरव/ पिंपळे निलख / पिंपळे सौदागर/ वाकड/ रहाटणी/ थेरगांव, यांना माहिती व पुढील कार्यवाहीसाठी
- ३) करसंकलन विभाग, मुख्य कार्यालय

- काही महत्वाच्या जादा अटी -

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बांधकामास आरंभ करण्याच्या १० दिवस अगोदर महानगरपालिकेला कळवावे, तसे न केल्यास त्याची जबाबदारी अर्जदारावर राहिल.

जागा वापरण्यास सुरुवात करण्यासंबंधी

१) मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ मधील कलम २६३ अन्वये मालकाने बांधकाम पूर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटा पत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे म्हणजे मा. शहर अभियंतास अगर त्यांनी नेमलेल्या अधिकाऱ्यास जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. याविरुद्ध वर्तन करणारा संबंधित अर्जदार, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.

२) नवीन घराचा पुरोगामी सज्जा विजेच्या किंवा इतर यांत्रिक तारा हलविणे झाल्यास त्याची जबाबदारी महानगरपालिकेवर नाही. यासंबंधी अर्जदाराने परस्परसंबंधित अधिकाऱ्याची आगाऊ संमती घेण्याची व्यवस्था करावी.

एकच गाळा असलेल्या घराच्या पागोळ्या भिंतीच्या बाहेर एका फुटापेक्षा अधिक पुढे येऊ नयेत. अधिक माळे असल्यास पागोळ्या दीड फुटापेक्षा अधिक पुढे आणू नयेत. पागोळ्याचे पाणी सडके लगतच्या गटारात उंचावरून पडणार नाही, असे आडवे पन्हाळ व उभे नळ लावून इमारती नजिकच्या गटारात अगर भागात पाणी सोडावे.

प्लॉटमधून जाणाऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती ह्या या दाखल्याने दिलेली नाही. उंचीप्रमाणे इमारतीस टाक्यापर्यंत पाणी चढविण्यासाठी योग्य पंपाची व हौदाची सोय आवश्यक आहे.

४) घरबांधणीकरिता लागणारा फाळ अथवा पहाड महानगरपालिकेला फी देऊन संमती घेतल्याशिवाय महानगरपालिकेच्या हद्दीत ठेवू नये. संमती वाचून असा पहाड ठेवल्यास तो अपराध होतो.

५) ज्या स्थळाप्रित्यर्थ सरकारास शेतसारा द्यावा लागतो, अशा स्थळाचा वापर घरबांधणीकडे करणे झाल्यास मा. जिल्हाधिकारी, जिल्हा पुणे यांचेकडून बिगरशेती परवानगी घेऊन नंतरच काम करावे. प्रस्तुतपणे मान्यता घेतल्याविना अशा ठिकाणी बांधकाम करू नये.

६) सार्वजनिक मोकळे स्थळ अनाधिकाराने समाविष्ट केले आहे, असे महानगरपालिकेच्या निदर्शनास आल्यास बांधकाम पाडून स्थळ मोकळे करून घेईल. असे करण्यास या संमतीपत्राने बाधा येत नाही आणि अशा वेळी काही हानी झाल्यास महानगरपालिका त्यास जबाबदार राहणार नाही.

७) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास अगर हानी पोहोचू नये, त्याविषयी जबाबदारी अर्जदारावर आहे या संमतीपत्राने दुसऱ्या कोणत्या अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम करू नये याची जबाबदारी तुमच्यावर राहिल.

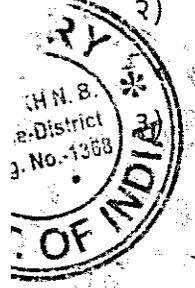
हा घाबरला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे. तसा तो न दाखविल्यास संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल.

८) दाखला एका वर्षाकरिता अस्तित्वात राहिल. पुढे तो आपोआप रद्द झाला असे समजण्यात येईल. सदर संमती पत्राप्रमाणे काम एक वर्षानंतर करणे असल्यास नवीन सुपरव्हीजन मेमोसह अर्ज करून संमतीपत्राची मुदत वाढवून घेतली पाहिजे व असे संमतीपत्र मिळाल्यानंतर बांधकाम सुरु करावे.

९०) विशेष प्रसंगी महानगरपालिकेने लेखी आज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे, त्यात या संमतीवरून बाधा येत नाही.

९१) बांधकाम चालू करण्यापूर्वी महानगरपालिकेकडून नळास पाण्याचा मीटर बसवून घेतला पाहिजे.

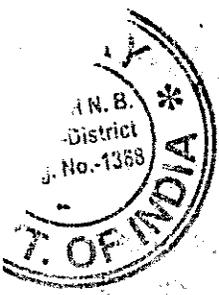
९२) पाण्याच्या दाबाविषयी महानगरपालिका जबाबदार नाही. महानगरपालिकेच्या नळाच्या पाण्याचे प्रेशर कमी असल्यामुळे इमारतीच्या वरील मजल्यावर पाणी चढू शकणार नसल्यास संबंध इमारतीस योग्य व पुरेशा मापात पाणीपुरवठा होण्याच्या दृष्टीने पाण्याचा साठा करण्यासाठी इमारती भोवतालच्या मोकळ्या जागेत घरमालकास मा. शहर अभियंता अथवा संबंधित अधिकारी सांगतील त्या मापाचा डिझाईनचा व स्पेसिफिकेशन्सचा जमिनीपासून किमान ०.५० मी. चे उंचीवर पाण्याकरिता हौद बांधावा लागेल व त्या हौदात म्युनिसिपल मेन वॉटर लाईनपासून पाणी आणून हौदात सोडावे लागेल. त्याचप्रमाणे सदर हौदातील पाणी सोडावे लागेल व बसवून सदर पंपाच्या सहाय्याने इमारतीच्या सर्वात वरील मजल्यावर पुरेशा मापाची टाकी बसवून त्यात पाणी सोडावे लागेल व नंतर तेथून डाऊनटेक पाईपाच्या साहाय्याने इमारतीच्या प्रत्येक मजल्यावर पुरेशा पाणीपुरवठा होईल, असे



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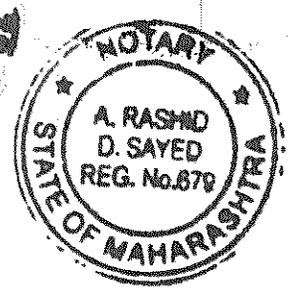
महाराष्ट्र शासनाने गेसोरंडम नं. टीपीबी/४३९४/१५-४/
सीआर ३८७/९४/यूडी ११/आरडीपी विनांक १९ जुलै १९९४
नुसार संबंधीत जागा मालक/जागेचा विकास करणार [बांधकाम/विकास करावयाच्या] जागेवर सर्वांना सांख्यिकीय
दिलेल. अशी रितीने "डिस्प्ले बोर्ड [माहिती फ्लक]" बसविणे
आवश्यक आहे. या फ्लकावर खालील प्रमाणे माहिती असावे
आवश्यक आहे.

- अ] जागा मालक/डेव्हलपर [जागेचा विकास करणार] आर्किटेक्ट ठेकेदार
इत्यादी यांचे संपूर्ण नांव व पत्ते.
- ब] जागेच्या मिल्कतीचे वर्णन यामध्ये जागेचा सर्व्हे नंबर, सिटी सर्व्हे
नंबर वॉर्ड नंबर, जागेचे क्षेत्रफळ इत्यादी.
- क] पिंपरी चिंचवड महानगरपालिकेने बांधकाम करण्यास / जागेचा
विकास करण्यास दिलेली गरवानगी क्रमांक व दिनांक.
- ड] जागेवर मान्य करण्यात आलेले बांधकाम घटई क्षेत्र.
- इ] निवासी व व्यापारी गाळ्याची संख्या व त्यांचे क्षेत्रफळ.
- फ] जागेवर बांधकाम/जागेवर विकास करण्यास महानगरपालिकेने
मान्य केलेले नकाशे कोणत्या पत्त्यावर पहावयास मिळू शकेल. तो पत्ता.
उपरोक्त गजकूर असलेला "डिस्प्ले बोर्ड [माहिती फ्लक]"
बसविणे बंधनकारक असून, त्याबाबतची अंमलबजावणी ताबडतोब करण्यात
यावी.

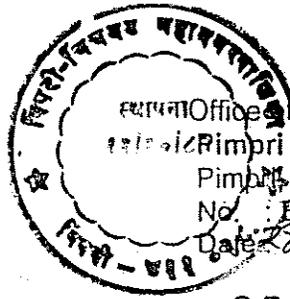


बळ प्रतापर ना. मह...
गवी न्यायपी थंय

शहर अ...
पिंपरी चिंचवड महानगरपालिका
पिंपरी-४११०३३



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Office of the,
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune. - 411 018.
No. : BP/Layout/19/2008
Date: 23/3/2008

ORDER

C.T.S. No. 4702
Sub: Layout S. No. 209/A/2 village Pimpri Tal: Haveli, sanctioning of the

Ref : 1) Application dated 12/07/2007 from Mr. Sachin Sutar (L.A.)

The Applicant Mr./Mrs./Smt. Ramtumar Agarwal (P.A.H.) M/s. Vaisnava
Behalf of M/s. Crompton Greaves Ltd. devi. construction (P.A.H.)
has requested for sanctioning the layout
of the marginally notes land.

C.T.S. NO. 4702

Plot area = 23550.20 m²

The City Engineer, Pimpri Chinchwad Municipal Corporation, is therefore pleased to sanction the layout plan subject to the condition mentioned below and as amendment shown in red on the plan.

1) The layout should be demarcated on the site with boundary stones by the occupant and got measured through the L.R. Department. / City Survey Office.

That the occupant shall complete the construction of roads and make the plots ready for development within a period of one year from the date of this order.

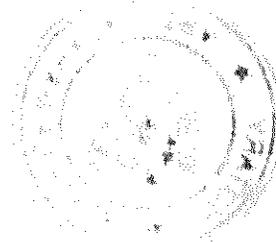
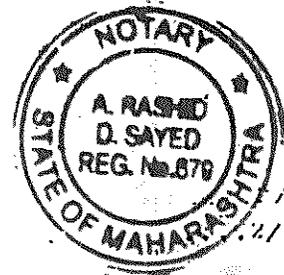
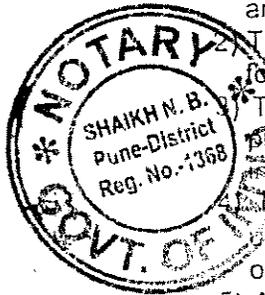
That no sale or lease of a plot in layout will be permitted and no building permission in any plot in the layout will be granted unless the construction work of internal roads, approach roads and open space is completed.

That the purchasers/occupant of the land shall not construct any building thereon unless N.A. permission under section 44 of Maharashtra Land Revenue Code, 1966 is obtained and building plans are got approved.

5) All the plots in the layout shall be used for residential purpose only and the use shall be as per D.C.R. of PCMC.

6) No Plots should admeasure less then the minimum area prescribed as per the Table No.-27 in D.C.R. of P.C.M.C. after actual measurement.

7) The open space in the layout shall admeasure not less than 10% of the total area after for any other purpose other than playground, garden, etc. as per D.C. rule No.11.3 and as per 11.3.3.5 shall be handed over to PCMC.



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- 8) All the roads in the layout shall be constructed on site before disposing any of the plots to the satisfaction of City Engineer and according to the specification attached herewith vide Appendix I.
- 9) That the colony roads along with Development plan roads if any passing through the land or other wise, together with storm water drains are constructed on site.
- 10) That the water lines are held as per specifications enclosed as Appendix II herewith and to the satisfaction of the City Engineer.
- 11) That the drainage is connected to the Municipal drainage system when the same will be available in the vicinity of the colony (As per instructions in Appendix III enclosed herewith)
- 12) That the dustbins are provided as per instructions and to the satisfaction of the Sanitary Inspector.
- 13) That electric poles with street light are provided as per instructions and to the satisfaction of the City Engineer.
- 14) That the open spaces maintained in the layout will not be taken in possession by the Municipal Corporation unless the same are properly leveled planted with trees and properly fenced and developed.
- 15) Infringement of any of the above conditions shall render the holder liable to such penalties as may be fixed in this behalf by the Municipal Corporation under the provisions of B.P.M.C. Act 1949 and R.T.P. Act 1966, or to there corresponding law as for the time being in force.
- 16) The existing approach road shown on layout plan shall be owned and constructed on site to the satisfaction of City Engineer and according to the satisfaction attached herewith vide appendix -I before applying for the building permission.
- 17) Development Charges of land and building will be recovered at the time of sanctioning of building plans.



O. C. Signor
City Engineer

W. Gaen
For City Engineer.
 Pimpri Chinchwad Municipal Corporation.
 Pimpri - 411 018.

Senapati basat

- C.C. to 1) Ar. Sachin Sutar (L.A.) rd. Pimpri, Pune-18 (With sanctioned plans)
- 2) The Deputy Director of the Town Planning, P.C.M.C., Pimpri - 18.
 - 3) The District Instructor of Land Record, Poona - 1.
 - 4) The Tahsildar, Havell, Poona.
 - 5) Copy with a copy of sanctioned plan submitted to The Collector of Pune, (R.B.) Pune to favor of information.



"Appendix-I"

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Detailed Specifications for construction of WBM roads.

WBM roads The width of actual WBM surfaces should be as under.

(for width of road shown on layout plan.)

S.No.	Width shown on layout plan.	Width of actual WBM surface	Width of side Berms in H.M.
1)	100'.0" (30 mtr)	62'.0" (20 mtr)	24'.0" (8.0 mtr)
2)	80'.0" (25 mtr)	52'.0" (17 mtr)	20'.0" (6.5 mtr)
3)	60'.0" (18 mtr)	42'.0" (14 mtr)	10'.0" (3.0 mtr)
4)	50'.0" (16 mtr)	32'.0" (11 mtr)	10'.0" (3.0 mtr)
5)	45'.0" (14 mtr)	32'.0" (11 mtr)	6'.0" (2.0 mtr)
6)	40'.0" (13 mtr)	25'.0" (08 mtr)	6'.0" (2.0 mtr)
7)	30'.0" (10 mtr)	22'.0" (07 mtr)	5'.0" (1.75mtr)
8)	25'.0" (08 mtr)	17'.0" (05 mtr)	4'.0" (1.25mtr)
9)	20'.0" (07 mtr)	13'.0" (04 mtr)	4'.0" (1.25mtr)

Specification of each of sub-item stand above shall be as under. (vide standard specification volume of Government of Maharashtra Public Works Department.

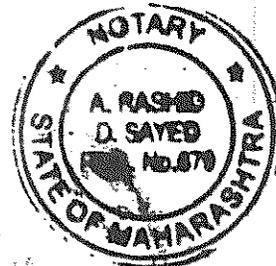
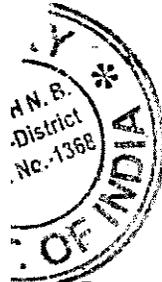
S.No.	Sub-item of work	Specification & page No.
1.	Hard murum supplying & spreading.	Rd-23/202 Rd-28/205
2.	Rubble for soling	Rd-19/197 Rd-27/204
3.	Collection of 40mm & 60mm size metal & its spreading	Rd-22/201 Rd-29/205 Rd-20/202
4.	Collection of soft murum & its spreading & blind age.	Rd-24/203 Rd-28/205
5.	Consolidation over soling hard murum normal size metal & soft murum & over side shoulders.	Rd-35/209 Rd-38/210 Rd-40/211

General specification for constructing W.B.M. road following loose layer should be provided.

- a) 60 mm trap blasted metal layer - 150 mm thick
- b) hard murum - 50 mm thick
- c) 60 mm trap blasted metal layer - 150 mm thick
- d) hard murum - 50 mm thick
- e) 40 mm trap blasted metal - 100 mm thick
- f) soft murum - 50 mm thick

Compacting with artificial watering is to be done for each three layer of trap metal Necessary earth work, in embankment & cutting should be provided as per site condition.

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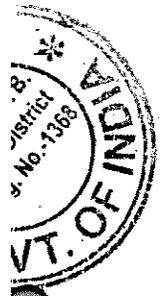


If the layer is in black cotton soil hard murum blanketing of 6" thick below metal layer should be provided. Above this layer 60mm trap metal, 150mm thick loose hard murum, 50 mm thick soft murum with compaction with compaction with watering should be leveled

For completion of road N.O.C. of concern Deputy Engineer (civil) should be got & submit along with other documents.

All this work should be carried out to be satisfaction of the Municipal Engineer or his authorized representative competent to certify the quality of work.

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"Appendix-II"

Additional specification for laying water supply

Cast iron pipe line of 10mm. dia. minimum should be laid for each road. If any major Development plan/Regional plan road is passing, through the sanctioned layout a pilot line of 150 mm. dia. should be laid and all branches of 100 mm dia. should be taken from such pilot line. Each branch of such supply line should have a controlling sluice valve. Fire hydrants at suitable places as suggested by the Municipal Engineer should be provided. All pipes to be used for this purpose should be of minimum L.A./A class confirming Indian standard specification No. IS.1536-1989 or IS-1537-1989. All fittings specials shall confirm to IS-1538-1989.

The item including labour & material should be carried out as per standard specification No.BD-V-I. Page 541.



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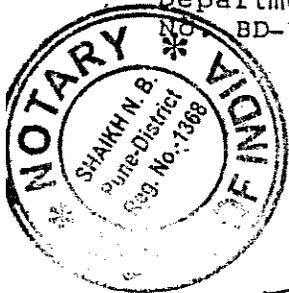
"Appendix-III"

Specification for laying & joining drainage lines.

Connecting house hold drainage system to Municipal drainage.

Wherever there are open surface gutters constructed by the Municipality, the house hold drainage should be joined to such gutters by providing half round or V-shaped channels of suitable dia., size, Before joining there should be a Inspection chamber suitably covered of 2'-0" x 1'-6" size to intercept ground but on the ground of plot holder. Such open gutters should be constructed as per standard specification No. BD-V-43/page 574. Page 571 and Inspection chamber as per standard specification No. BD-V-43/page 574.

Wherever there is under ground drainage provided by the Municipality the house drainage should be properly connected to Municipal sewerage system. This item should be carried out as per standard specification of (B & D) Department of Government of Maharashtra Specification BD-V-43, page 574.

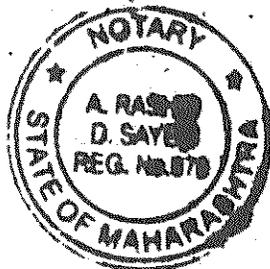


True copy

BEFORE ME

N. B. VAIKH

Advocate & Member Govt. of India
Mumbai, Dhole Patil Rd.
Phone-411001



पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८. 282

(यापुढील पत्र व्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)

(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

(कमेन्समेंट सर्टिफिकेट)

सुधारित - बांधकाम चालू करणेकरिता दाखला -

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, सन १९६६ ची कलमे ४५ यातील तरतुदीप्रमाणे अटीवर देण्यात येत आहे आणि मुंबई महानगरपालिका अधिनियम १९४९ ची कलमे (सेक्शनस) २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका,

पिंपरी - ४११ ०१८.

क्रमांक - बी.पी./ पिंपरी / १५ / २०१३

दिनांक : ०९ / ०४ / २०१३

श्री./श्रीमती/से. क्रॉम्पटन बिल्डिंग लि. यांचे तर्फे द्वारा ला.आ./ला.स. श्री. सचिन शुभार
मे. वैष्णव देवी कन्स्ट्रक्शन (P.A.M) तर्फे पत्ता नेचर हिव सोसायटी सेनापती बाप
शमकुमार अग्रवाल (P.A.M) शेड, शिवाजीनगर, पुणे-४६ यांना,

मा. शहर अभियंता,

पिंपरी चिंचवड महानगरपालिका यांजकडून -

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ आणि मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ कलमे २५३ व २५४ अन्वये पिंपरी चिंचवड महानगरपालिकेच्या सीमेतील..... पिंपरी..... येथील सर्व्हे नं..... २०९/अ/२..... सि.स.नं. ६००२..... प्लॉट नं. मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली. ती दिनांक १८/०५/२०११ या दिवशी पोहोचली. त्यावरून काम करण्यास खाली लिहिलेल्या अटीवर व जादा अट क्र.....ते नुसार तुम्हास संमतीपत्र देण्यात येत आहे.

- १) सोबतच्या नवीन दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- २) संकल्पित बांधकाम रस्त्याच्या प्रमाण रेषेत येत असल्यास महानगरपालिकेचे अधिकारी सांगतील त्या वेळी सदर काम स्वखर्चाने आणि बिनतक्रार काढून टाकले पाहिजे.
- ३) जोत्यापर्यंत काम आल्यानंतर सेट-बॅक नगर नियोजन कार्यालयाकडून तपासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- ४) सोबतच्या नकाशावर मागे लिहिलेल्या /अटीवर हे संमती पत्र देण्यात येत आहे.
- ५) ज्या प्लॉटवर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचे कंप्लीशन सर्टिफिकेट मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कंपाऊंड वॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था, खबरदारी घ्यावी त्याशिवाय कंप्लीशन सर्टिफिकेट मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- ६) इमारतीचे कंप्लीशन सर्टिफिकेट देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही.
- ७) नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- ८) आपण संबंधित बांधकाम हे मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून सक्षम अधिकाऱ्याची पूर्व परवानगी न घेता सुरु केल्याबद्दल/तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशात पूर्व परवानगी न घेता बांधकाम केल्याबद्दल इमारतीचे भोगवटा पत्रक न घेता बांधकाम केल्याबद्दल आपणाविरुद्ध वरील नियमानुसार दंडात्मक कार्यवाही करण्याचा पिं. चिं. म.न.पा. चा हक्क राखून ठेवला आहे.
- ९) बांधकाम साहित्य अथवा जुन्या बांधकामाचा निघालेला राडारोडा सार्वजनिक रस्त्यावर अथवा कोणताही अडथळा येणार नाही अशा ठिकाणी ठेवावा जर हे साहित्य अशा ठिकाणी ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास नियंत्रण नियमावलीनुसार निवासी वापरासाठी रु. २५/- व वाणिज्य वापरासाठी रु. ५०/- प्रति चौ. मी. प्रमाणे प्रति सप्ताहासाठी दंड आकारण्यात येईल.

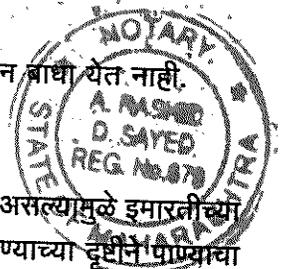


- काही महत्वाच्या सूचना -

बांधकामास आरंभ करण्याच्या १० दिवस अगोदर महानगरपालिकेला कळवावे, तसे न केल्यास त्याची जबाबदारी अर्जदारावर राहिल.

जागा वापरण्यास सुरुवात करण्यासंबंधी

- १) मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ मधील कलम २६३ अन्वये मालकाने बांधकाम पूर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटा पत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे म्हणजे मा. शहर अभियंतास अगर त्यांनी नेमलेल्या अधिकार्यास जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. याविरुद्ध वर्तन करणारा संबंधित अर्जदार, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
 - २) नवीन घराचा पुरोगामी सज्जा विजेच्या किंवा इतर यांत्रिक तारा हलविणे झाल्यास त्याची जबाबदारी महानगरपालिकेवर नाही. यासंबंधी अर्जदाराने परस्पर संबंधित अधिकार्याची आगाऊ संमती घेण्याची व्यवस्था करावी.
 - ३) एकच गाळा असलेल्या घराच्या पागोळ्या भिंतीच्या बाहेर एका फुटापेक्षा अधिक पुढे नेऊ नयेत. अधिक माळे असल्यास पागोळ्या दीड फुटापेक्षा अधिक पुढे आणू नयेत. पागोळ्याचे पाणी सडके लगतच्या गटारात उंचावरून पडणार नाही, असे आडवे पन्हाळ व उभे नळ लावून इमारती नजिकच्या गटारात अगर भागात पाणी सोडावे.
- प्लॉटमधून जाणाऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती ह्या या दाखल्याने दिलेली नाही. उंचीप्रमाणे इमारतीस टाक्यापर्यंत पाणी चढविण्यासाठी योग्य पंपाची व हौदाची सोय आवश्यक आहे.
- ४) घर बांधणीकरिता लागणारा फाळ अथवा पहाड महानगरपालिकेला फी देऊन संमती घेतल्याशिवाय महानगरपालिकेच्या हद्दीत ठेवू नये. संमती वाचून असा पहाड ठेवल्यास तो अपराध होतो.
 - ५) ज्या स्थळाप्रित्यर्थ सरकारास शेतसारा द्यावा लागतो. अशा स्थळाचा वापर घरबांधणीकडे करणे झाल्यास मा. जिल्हाधिकारी, जिल्हा पुणे यांचेकडून बिगरशेत परवानगी घेऊन नंतरच काम करावे. प्रस्तुतपणे मान्यता घेतल्याविना अशा ठिकाणी बांधकाम करू नये.
 - ६) सार्वजनिक मोकळे स्थळ अनाधिकाराने समाविष्ट केले आहे, असे महानगरपालिकेच्या निदर्शनास आल्यास बांधकाम पाडून स्थळ मोकळे करून घेईल. असे करण्यास या संमतीपत्राने बाधा येत नाही आणि अशा वेळी काही हानी झाल्यास महानगरपालिका त्यास जबाबदार राहणार नाही.
 - ७) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास अगर हानी पोहोचू नये, त्याविषयी जबाबदारी तुमच्यावर आहे या संमतीपत्राने दुसऱ्या कोणत्या अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी तुमच्यावर राहिल.
 - ८) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे. तसा तो न दाखविल्यास संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल.
 - ९) दाखला एका वर्षाकरिता अस्तित्वात राहिल. पुढे तो आपोआप रद्द झाला असे समजण्यात येईल. सदर संमती पत्राप्रमाणे काम एक वर्षानंतर करणे असल्यास नवीन सुपरव्हीजन मेमोसह अर्ज करून संमतीपत्राची मुदत वाढवून घेतली पाहिजे व असे संमतीपत्र मिळाल्यानंतर बांधकाम सुरु करावे.
 - १०) विशेष प्रसंगी महानगरपालिकेने लेखी आज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे, त्यात या संमतीवरून बाधा येत नाही.
 - ११) बांधकाम चालू करण्यापूर्वी महानगरपालिकेकडून नळास पाण्याचा मीटर बसवून घेतला पाहिजे.
 - १२) पाण्याच्या दाबाविषयी महानगरपालिका जबाबदार नाही. महानगरपालिकेच्या नळाच्या पाण्याचे प्रेशर कमी असल्यामुळे इमारतीच्या वरील मजल्यावर पाणी चढू शकणार नसल्यास संपूर्ण इमारतीस योग्य व पुरेशा प्रमाणात पाणीपुरवठा होण्याच्या दृष्टीने पाण्याच्या साठा करण्यासाठी इमारती भोवतालच्या मोकळ्या जागेत घरमालकास मा. शहर अभियंता अथवा संबंधित अधिकारी सांगतील त्या मापाचा डिझाईनचा व स्पेसिफिकेशन्सचा जमिनीपासून किमान ०.५० मी. उंचीवर पाण्याकरिता हौद बांधावा लागेल व त्या हौदात म्युनिसिपल मेन बॉटलर लाईनपासून पाणी आणून हौदात सोडावे लागेल. त्याचप्रमाणे सदर हौदातील पाणी इलेक्ट्रीक पंप बसवून सदर डाऊन टेक पाईपाच्या सहाय्याने इमारतीच्या प्रत्येक मजल्यावर पुरेशा पाणीपुरवठा होईल, अशी जबर ती नजदीक घरमालकास करावी लागेल. सदरच्या टाकीचा आकार मा. शहर अभियंता अथवा संबंधित अधिकारी ठरवतील याप्रमाणे असला



पाहिजे. विजेचा पुरवठा घरमालक तयार असताना ही वीज कंपनीकडून मिळत नसल्यास डिझेल ऑईलच्या अगर पेट्रोलच्या सहाय्याने चालणारे इंजिन बसवून पाणी वरच्या मजल्यावर पंप करण्याची व्यवस्था घरमालकास करावी लागेल. या शर्तीप्रमाणे पंप बसवून पाणी पुरवठ्याची तजवीज घरमालकाने केल्याशिवाय बांधकामाचा पूर्णत्वाचा दाखला (कंप्लीशन सर्टिफिकेट) दिला जाणार नाही व इमारतीचा वापर घरमालकास स्वतःसाठी करता येणार नाही, अगर दुसऱ्यास वापर करून देता येणार नाही.

- १३) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके हौद अगर कारंजे खोदण्याचे अगर बांधण्याचे काम करू नये. गलीट्रॅप्स उघडी गटारे यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे. हौदात केरकचरा न जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यास सुलभपणे काढता येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्कींग) पाईपला चांगल्यापैकी वायर गेजचे संरक्षण असावे. हद्दीवरील भिंतीवर फुटक्या बाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संडासचे अगर इतर संडासाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी. उंचीचे असावे.
- १४) संबंधित प्लॉटबाबतचा रस्ता, वीज, ड्रेनेज इ. डेव्हलपमेंटस् म्युनिसिपल स्पेसिफिकेशनप्रमाणेच तयार केल्या पाहिजे, अन्यथा सादर डेव्हलपमेंटच्या बाबतच्या तक्रारी ऐकल्या जाणार नाहीत व रस्ते ताब्यात घेतले जाणार नाहीत.
- १५) नियोजित बांधकाम रेल्वेच्या हद्दीपासून ३० मीटरच्या आत येत असल्यास रेल्वे खात्याकडील ना हरकत दाखला सादर करावा.
- १६) इमारतीच्या पूर्णत्वाच्या दाखल्यास अर्ज करते समयी प्रथमतः उर्वरित विकास शुल्क म.न.पा. कोषागारात भरून पावती इकडे सादर करावी. उर्वरित विकास शुल्कावर द. सा. द. शे. १८% दराने कमेन्समेंट सर्टीफिकेटवरील दिनांकापासून, व्याज म.न.पा. कोषागारात भरणे बंधनकारक राहिल.
- १७) इमारतीमधील उद्वाहकाबाबत सक्षम अधिकारी यांचेकडील चालविण्याची अनुज्ञाप्ती, संपूर्ण भोगवटापत्रक घेणेपूर्वी सादर करणे आवश्यक राहिल, त्याखेरीज लिफ्टचा वापर करू नये.
- १८) मॉल्स थिएटर, मल्टीप्लेक्स, हॉटेल्स, करमणूक केंद्र अशा इमारतींना सुरक्षिततेच्या दृष्टीने एक्स-रे-स्कॅनर, डोअर फ्रेम मेटल डिटेक्टर, हॅण्ड हेल्ड मेटल डिटेक्टर, सी. सी. टि. व्ही. कॅमेरे व प्रशिक्षित स्टाफ, स्निफर डॉग व पुरेशी निकासद्वारे ठेवणे अर्जदार /विकसक यांचेवर बंधनकारक राहिल.
- १९) १ हेक्टर व त्यापेक्षा जास्त क्षेत्र असणाऱ्या निवासी प्रकल्पांमध्ये व मल्टीप्लेक्स, मॉल्स इमारतींमध्ये दर्शनी ठिकाणी मनपाच्या KIOSK/ATM केंद्रासाठी २.४०मी. X २.४० मी. मोजमापाची खोली बांधून मनपाचे ताब्यात विनामूल्य देणे अर्जदार यांचेवर बंधनकारक राहिल.
- २०) विकास नियंत्रण नियमावलीतील सुधारित नियम क्र. २३.३ नुसार गेस्ट हाऊस, हॉटेल्स, पोलिस मेन/आर्मी बरॅक्स, कॅन्टीन्स, प्रयोगशाळा व संशोधन संस्था, हॉस्टेल्स, शाळा, कॉलेजेस व इतर संस्थांना नियमात नमूद केलेल्या क्षमतेची सौर उर्जेवर चालणारी उष्णजल संयंत्रे (Solar Water Heating System) बसविणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- २१) १५० चौमी बांधकाम क्षेत्र असणाऱ्या निवासी इमारती व ४०००.० चौमी व त्यापेक्षा जास्त भूखंडक्षेत्र असणाऱ्या गृहप्रकल्पांसाठी कमीत कमी २५.० लि./बाथरूम व जास्तीत जास्त Roof Area च्या ५०% एवढ्या क्षमतेची सौर उर्जेवर चालणारी उष्णजल संयंत्रे (Solar Water Heating System) बसविणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.

टो.क्र. ०९९९०९९६३९

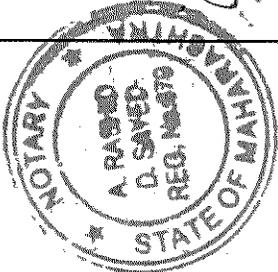
दि. १६/०५/२०१९

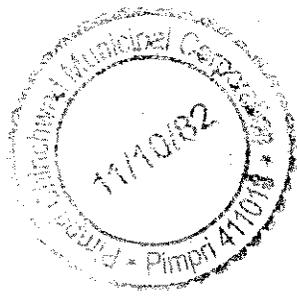
विकसकाचा /मालकाचा पत्ता :-

२०३ क्वीन्स गार्डिन्स रोड
रेसीडेन्सी क्लब पुणे. ४११००९

बांधकामाच्या साईटचा पत्ता :-

सॉईट नं. २०९/अ/२ वि. स. नं. ४००२
पिंपरी, पुणे.





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Office of the,
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune 411018.
No.: BP/Layout /Pimpri/ 2001 / 15 / 2013
Date: 9 / 14 / 2013

ORDER

Sub : Layout s.No. 209/A/2 ————— C.T.S.No. 4702 —————

Village Pimpri Tal: Haveli / Mulshi

sanctioning of the

Ref : 1) Application dated _____ from L. A Mr Sachin Sutar

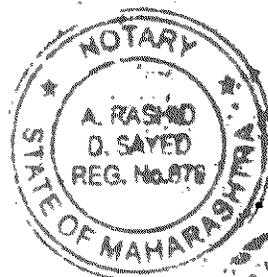
The applicant Mr./ Mrs. Smt. Ramesh Agarwal (P.A.H) Thas / Vaishnavdevi Const. (P.A.H)

Behalf of _____ has requested for sanctioning the.

_____ layout of the marginally notes land.

The City Engineer, Pimpri Chinchwad Municipal Corporation, is therefore pleased to sanction the plan subject to the conditions mentioned below and as amendment shown in red on the plan.

- 1) The layout should be demarcated on the site with boundary stones by the occupant and got measured through the L.R. Department / City Survey Office.
- 2) That the occupant shall complete the construction of roads and make the plots ready for development within a period of one year from the date if this order
- 3) That no sale or lease of plot in layout will be permitted and no building permission in any plot in the layout will be granted unless the construction work of internal roads, approach roads and open space is completed.
- 4) That the purchasers / occupant of the land shall not construct any building thereon unless N.A. permission under section 44 of Maharashtra Land Revenue Code 1968 is obtained and building plans are got approved.
- 5) All the plots in the layout shall be used for residential purpose only and the use shall be as per D.C.R. of P.C.M.C,
- 6) No Plots should admeasure less than the minimum area prescribed as per the Table No. 27 in D.C.R. of P.C.M.C. after actual measurement.
- 7) The open space in the layout shall admeasure not less than 10% of the total area after for any other purpose other than playground , garden etc. as per D.C. rule No.11.3 and as per 11.3.1.5 shall be handed over to P.C.M.C.
- 8) All the roads in the layout shall be constructed on site before disposing any of the plots to the satisfaction of City Engineer and according to the specification attached herewith vide Appendix -I
- 9) That the colony roads along with Development plan roads if any passing

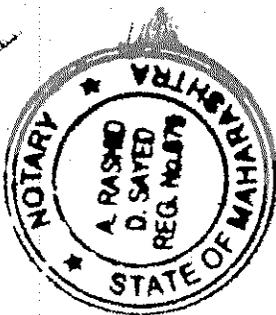


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- 10) That the water lines are held as per specifications enclosed as Appendix II herewith and to the satisfaction of the City Engineer.
- 11) That the drainage is connected to the Municipal drainage system when the same will be available in the vicinity of the colony (As per instructions in Appendix III enclosed herewith).
- 12) That the dustbins are provided as per instructions and to the satisfaction of the Sanitary inspector.
- 13) That electric poles with street light are provided as per instructions and to the satisfaction of the City Engineer.
- 14) That the open spaces mentioned in the layout will not be taken in possession by the Municipal Corporation unless the same are properly leveled, planted with trees and properly fenced and developed.
- 15) Infringements of any of the above condition shall render the holder liable to such penalties as may be fixed in this behalf by the Municipal Corporation under the provision of B.P.M.C. Act 1949 and M.R.T.P. Act 1966, or to there corresponding law as for the time being in force.
- 16) The existing approach road shown on layout plan shall be owned and constructed on site to the satisfaction of City Engineer and according to the satisfaction attached herewith vide Appendix -I before applying for the building permission.
- 17) Development Charges of land and building will be recovered at the time of sanctioning of building plans.

**O. C. Signed
by City Engineer**

[Signature]
For City Engineer
Pimpri Chinchwad Municipal Corporation.
Pimpri 411018 *[Signature]*



- C.C. 1) Mt. Sachin Sutar (L.A) (with sanctioned F. 18)
2) The Deputy Director of the Town Planning P.C.M.C., Pimpri. 18
3) The District Instructor of Land Record, Poona -1
4) The Tahsildar. Haveli Poona
5) Copy with a copy of sanctioned plan submitted to
6) The Collector of Pune (R.B.) Pune to favor of information.

Appendix-1

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Detailed specifications for construction of WBM roads, WBM roads the width of actual WBM surfaces should be as under

(for width of road shown on layout plan)

S. No.	Width Shown on layout Plan	Width of Actual WBM Surface	Width of Side beams In H.M.
1.	100'.0"(30mtr.)	62'.0"(20mtr)	24'.0"(8.0mtr.)
2.	80'.0"(25mtr.)	52'.0"(17mtr)	24'.0"(6.5mtr.)
3.	60'.0"(18mtr.)	42'.0"(14mtr)	10'.0"(3.0mtr.)
4.	50'.0"(16mtr.)	32'.0"(11mtr)	10'.0"(3.0mtr.)
5.	45'.0"(14mtr)	32'.0"(11mtr)	06'.0"(2.0mtr.)
6.	40'.0"(13mtr.)	25'.0"(08mtr)	06'.0"(2.0mtr.)
7.	30'.0"(10mtr.)	22'.0"(07mtr)	05'.0"(1.75mtr.)
8.	25'.0"(08mtr.)	17'.0"(05mtr)	04'.0"(1.25mtr.)
9.	20'.0"(07mtr.)	13'.0"(04mtr)	04'.0"(1.25mtr.)

Specification of each of sub-item stand above shall be as under, (vide standard specifications volume of Government of Maharashtra Public Works Department)

S. No.	Sub item of work	Specification and page no.
1.	Hard Murum supplying and spreading	Rd-23/202 Rd-28/205
2.	Collection of 40 mm and 60 mm size metal And its spreading	Rd-22/197 Rd-29/205 Rd-20/202
3.	Collection of soft murum and its spreading and blind age	Rd-24/203 Rd-28/205
4.	Consolidation over soling hard murum normal Size metal and soft murum and over side Shoulders	Rd-35/209 Rd-38/210 Rd-40/211

General specification for constructing W.B.M. Road following loose layer should be provided.

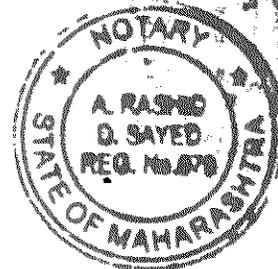
a)	60 mm trap blasted metal layer	150 mm thick
b)	Hard Murum	50 mm thick
c)	60 mm trap blasted metal layer	150 mm thick
d)	hard murum	50 mm thick
d)	40 mm trap blasted metal	100 mm thick
f)	soft murum	50 mm thick

Compacting with artificial watering is to be done for each three layer of trap metal necessary earth work in embankment and cutting should be provided as per site condition.

If the layer is in black cotton soil, hard murum blanketing of 6" thick below metal layer should be provided. Above this layer 60 mm trap metal, 150 mm thick loose hard murum, 50 mm thick soft murum with compaction with watering should be leveled.

For compaction of road N.O.C. of concern Deputy Engineer (Civil) should be got and submit along with other documents.

All this work should be carried out to be satisfaction of the Municipal Engineer or his authorized representative competent to certify the quality of work.



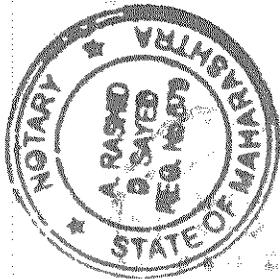
289

"Appendix - II"

Additional Specification for laying water supply

Cast iron pipe line of 100 mm. dia. minimum should be laid for each road. If any major Development plan/Regional plan road is passing through the sanctioned layout a pilot line of 150 mm. dia. should be laid and all branches of 100 mm dia. should be taken from such pilot line, sluice valve. Fire hydrants at suitable places as suggested by the Municipal Engineer should be provided. All pipes to be used for this purpose should be of minimum L.A./A class conforming Indian Standard specification No. IS./1536-1989 or IS-1537-1989. All fittings specials shall confirm to IS-1538-1989.

The item including labour & material should be carried out as per standard specification No.BD-V-I.Page541.



"Appendix - III"

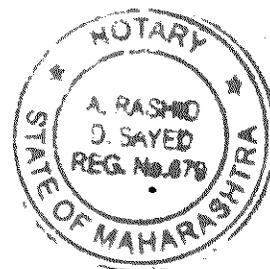
290

Specification for laying & joining drainage lines.

Connecting house hold drainage system to Municipal drainage.

Wherever there are open surface gutters constructed by the Municipality, the house hold drainage should be joined to such gutters by providing half round or V-shape..... channels of suitable dia., size, Before joining there should be a Inspection chamber suitably covered of 2'.0" x 1'.6" size to intercept ground but on the ground of plot holder. Such open gutters should be constructed as per standard specification No. BD-V-43/page 574. Page 571 and Inspection chamber as per standard specification No. BD-V-43/page 574.

Wherever there is under ground drainage provided by the Municipality the house drainage should be properly connected to Municipal sewerage system. This Item should be carried out as per standard specification of (B & D) Department of Government of Maharashtra Specification No. BD-V-43, page 574.



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Exhibit-C

BRAMHA LEISURES PVT. LTD.



Shaping dreams to reality

Ref. No.

September 05, 2013

To

The Member Secretary SEAC
Environment Department,
Government of Maharashtra,
New Administration Building,
15th Floor, Mantralaya,
Mumbai- 400032

Sub: Application for prior Environmental Clearance for Proposed Construction of 5-Star Hotel namely "Le Meridien, Pimpri" at Survey no. 209/A/2, CTS No. 4702 at Pimpri by Bramha Leisures Pvt. Ltd; Pune.

Dear Sir,

We are proposing Construction of a 5-Star Hotel namely "Le Meridien, Pimpri" at Survey no. 209/A/2, CTS no. 4702 at Pimpri by Bramha Leisures Pvt. Ltd; Pune. We are herewith submitting the application for the Environmental Clearance of the said project.

Please find enclosed application along with Form-1, 1A and Conceptual plan for your kind perusal.

Hope the above is in line with the requirement and we now look forward to further action in this regard.

Thanking you,

Yours faithfully,
For Bramha Leisures Pvt. Ltd


Vishal S. Agarwal
Managing Director

Encl: A/a

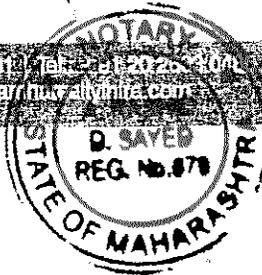


Received on
7/9/2013

Clerk
S.E.A.C. Cell I

Bramha Properties | Bramha Multicon Pvt. Ltd. | Bramha Multispaces Pvt. Ltd.
Construction | Hospitality | Clubs

Bramha House - 250/251 M. G. Road, Camp, Pune-411 001 | Tel: +91 20 2834 4000 | Fax: +91 20 2834 4050
Website: www.bramharealtyinfra.com | Email: bramha@bramharealtyinfra.com



- 1 -

(WP L 655 of 2014)

VAT

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION**

WRIT PETITION (L) No.655 OF 2014

Glomore Constructions and Ors. ...Petitioners
Vs.
The Union of India and Ors. ...Respondents

Mr.Virag Tulzapurkar, Senior Counsel with Mr. Rafi Patni with Ms.
Anjali S. Mohan i/b. Wadia Ghandy & Co. for Petitioners
None for Respondents

**CORAM : V.M. KANADE &
A.K. MENON, JJ.**

DATE : MARCH 24, 2014

P.C.

1. Heard the learned counsel appearing on behalf of the Petitioners. None appears on behalf of the Respondents, though they were served. Two affidavit of services are taken on record.

2. The grievance of the Petitioners is that though the Petitioners propose to construct the buildings, which are less than 20000 sq.mtrs. and though this Court, in number of cases, has held that for construction of buildings, which are below 20000 sq.mtrs., environmental clearance is not required, even then, Respondents State have issued a stop work notice, directing the Petitioners to stop the construction work of the buildings which are in project and are admittedly below 20000 sq.mtrs. It is submitted that the

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- 2 -

(WPL 655 of 2014)

Petitioners have given an undertaking that they shall not carry out construction work of the buildings beyond 20000 sq.mtrs. It is submitted that in view of this, the impugned notice which has been issued by Respondent No.3 may be stayed.

3. This Court in several petitions, has already held that environmental clearance for the purpose of construction of buildings below 20000 sq. mtrs. is not required and the said orders have not been challenged by the Government in the Apex Court. A Notification, accordingly, has been issued by the State Government recently, taking into consideration, the law laid down by this Court. In spite of that, the impugned notice has been issued by Respondent No. 2. Prima facie, therefore, case is made out for grant of ad-interim relief.

4. Ad-interim relief is granted in terms of prayer clauses (j) and (k). Undertaking given by the Petitioners in Ground (M) is accepted. The Petitioners, however, shall file a further undertaking that they shall not carry out any construction beyond 20000 sq.mtrs., within one week. It is clarified that the Petitioners may be permitted to carry out construction of the free sell component of the buildings in the said project.

5. Issue notice to Respondent Nos.1 to 7, returnable on 28.4.2014. Humdust permitted.

[A.K. MENON, J.]

[V. M. KANADE, J.]

Exhibit-E

BRAMHA LEISURES PVT. LTD.


BRAMHA
REALTY & INFRASTRUCTURE

Shaping dreams to realty

Date: 04/07/2014

294

To
The Member Secretary,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th Floor,
Sion - Matunga Scheme Road No 8,
Opp. Cine Planet Cinema,
Near Sion Circle (E)
Mumbai:- 400022

(Through)

The Regional Officer (Pune Region)
Maharashtra Pollution Control Board,
Jog Center, Old Mumbai-Pune Road
Pune- 411003.

Subject: - Submission of Application for obtaining Consent to Establish from MPCB for the construction of 5 Star Hotel at Survey No. 209/A/2, CTS No. 4702 at Pimpri by Bramha Leisures Pvt.Ltd., Pune

Dear Sir,

We are submitting herewith the application for Consent to Establish under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended, under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended and under Authorization under rule 5 of the Hazardous Wastes (Management and Handling) Rules, 1989, as amended in January 2000.

We are submitting herewith the DD of Rs. 2,34,144/- (Rupees Two Lakh, Thirty Four Thousand, One Hundred and Forty Four only) bearing No. 018456 Dated 04/07/2014 drawn on Axis Bank Limited Payable at Pune as a consent fees for consent to establish and application fees.

We request you to kindly acknowledge the receipt of the same and issue the Consent to Establish at the earliest & oblige.

Thanking You.
Authorized Signatory
For: - Bramha Leisures Pvt. Ltd



Vishal Agrawal
Director
Enclosed:- A/A

Pan No. AAECB3480E



Bramha Properties | Bramha Multicon Pvt. Ltd. | Bramha Multispaces Pvt. Ltd.
Construction | Hospitality | Clubs

Bramha House, 250/251 M. G. Road, Camp, Pune 411 001 | Ph: +91 20 2633 0485/86 | Telefax: +91 20 2634 5656
Website: www.bramharealty.in | Email: info@bramharealty.in



Exhibit-F

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Minutes of the 13th meeting of the State Level Expert Appraisal Committee III (Non-MMR) held from 15th to 18th July 2014 at Maharashtra Economic Development Council, Board Room, Y. B. Chavan Centre, Gen. Jagannathrao Bhosale Marg, Mumbai - 400 020.

The following members were present.

Shri. Jagdish Joshi	Chairman	15 th to 18 th July 2014
Dr. Shankar Vishwanath	Member	15 th to 18 th July 2014
Prof. Prakash P. Bakre	Member	15 th to 18 th July 2014
Shri. Sudhir Yashwant Ghate	Member	15 th to 18 th July 2014
Shri. Pradeepkumar Pandurang Joshi	Member	15 th to 18 th July 2014
Shri. P.G. Chavan	Member	15 th to 18 th July 2014
Dr. Rajesh B. Biniwale	Member	16 th and 17 th July 2014
Shri. Abhay M. Pimparkar	Secretary	15 th to 18 th July 2014

Chairman welcomed the members to the 13th SEAC III Meeting.

Item No.22. M/s. Bramha Leisure Pvt. Ltd.

Environmental Clearance for Proposed Construction of 5-Star Hotel "Le Meridien Pimpri" at S.No. 209/A/2, CTS No. 4702 at Pimpri, Pune.

It is noticed that the project proponent has initiated construction work of first phase without obtaining the prior environmental clearance. As per the MoEF, OM dated 12/12/2012 and OM issued by Department of Environment Government of Maharashtra, dated 31/10/2013, there appears to be a violation of EIA Notification, 2006 requirements.

Environment Department/ SEIAA, may initiate credible action after due verification, for violation under Environment (Protection) Act, 1986 and as per the paragraph 5 of the OM dated 12th December, 2012 issued by MoEF. The proposal will be appraised only after due examination and appropriate action taken by the SEIAA /Environment Department.

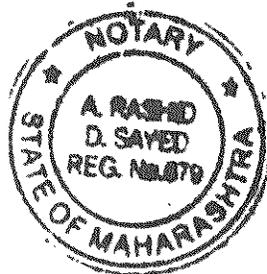


Exhibit-G

GOVERNMENT OF MAHARASHTRA

296

Tel. No. : 2279 3132
Fax No. : 2281 3947

No. SEAC-2013/CR-449/TC-2
Environment Department,
217(Annex), Mantralaya, Mumbai - 400 032.

Date : 30/08/2014

By Fax/ RPAD/ Speed Post

To,

✓ M/s. Bramha Leisure Pvt. Ltd.
"Bramha House" 250/251
M.G. Road, Camp,
Pune 411 001.

Sub. :- Proposed Directions u/s 5 of the Environment (P) Act, 1986
r.w. EIA Notification dtd. 14.9.2006

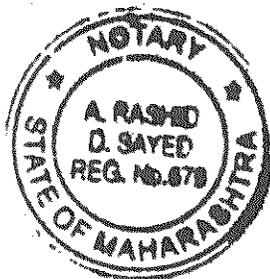
WHEREAS, it was obligatory on your part to obtain prior Environment Clearance from the Competent Authority, as per the EIA Notification dtd. 14.9.2006, before starting any building construction activity.

AND WHEREAS, you have applied for Environment Clearance for Proposed Construction of 5-Star Hotel "Le Meridien Pimpri" at S.No. 209/A/2, CTS No. 4702 at Pimpri, Pune. During the 13th meeting of the State Expert Appraisal Committee - III held on 15th to 18th July, 2014 it was observed that you have started the construction activity without obtaining prior Environment Clearance from the Government of Maharashtra. This amounts to violation of the EIA Notification 2006.

NOW THEREFORE, in view of the above non-compliance, you are hereby directed to show cause as under :-

- Why your building construction activity shall not be stopped forthwith for the violation of Environment Impact Assessment Notification dtd. 14.9.2006, issued by the Ministry of Environment & Forest, Government of India, for not obtaining prior Environmental Clearance from the Competent Authority / Government of Maharashtra?
- Why further legal action shall not be initiated against you under the provisions of the Environment (Protection) Act, 1986 and Rules made there under?

You are also directed to submit your reply within 15 days from the receipt of this Proposed Directions, failing which, this office has no option than to initiate stringent legal action against you including stoppage of your construction activity, which please be noted.



medha gadgil
(Medha Gadgil)
Addl. Chief Secretary,
Environment Department

Exhibit-H

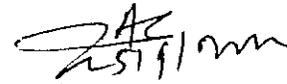
BRAMHA LEISURES PVT. LTD.

BRAMHA
REALTY & INFRASTRUCTURE

Shaping dreams to reality

To

The Principal Secretary,
Environment Department
Government of Maharashtra
Room No.217
Mantralaya
Mumbai: 400032


वास्तव विभाग
पर्यावरण विभाग
मंत्रालय, पुणे-४११०३२

297

Sub : Reply to show cause for the proposed Project '5 Star Hotel'
by Bramha Leisures Pvt Ltd at S.N.209/A/2,CTS No. 4702
at Pimpri, Pune

Ref : SEAC -2013/CR-449/TC-2 Dated 30/08/2014

Respected Sir/Madam,

This has reference to the Show Cause notice mentioned above. We would like to submit point wise clarification on the matter as below ;-

Point No. a

In the initial stages, we had planned construction of a mall at aforesaid location and initiated excavation vide sanction from PCMC and stopped excavation immediately and subsequently plans were revised and we proposed to construct a 5 star hotel (Commercial project) and accordingly applied for environment clearance to SEAC Cell dated 7/9/2013 amounting to a total proposed built – up area 44695.94 SqM (FSI + NonFSI).

Further sanction was obtained vide Sanction no. BP/Pimpri/15/2013 dated 9/4/2013 for 9285.51 Sq.M. & this sanction also did not include any condition to obtain prior EC from competent authority.

Point No. b

With prior approval from PCMC as referred above, we have excavated some area as per the sanctioned area and have not exceeded 20000 M² as per EIA notification 2006 dated September 14, 2006 & the excavated area does not entail environmental clearance.

This is to bring to your kind notice that we do understand the gravity of the laps/default committed in not securing Environmental Clearance for the said total project and have stopped excavation activity in 2012 before applying environment clearance.

2/-

Bramha Properties | Bramha Multicon Pvt. Ltd. | Bramha Multispaces Pvt. Ltd.
Construction | Hospitality | Clubs

CIN : U55101PN2009PTC134096

"Bramha House", 250/251 M. G. Road, Camp, Pune 411 001 | Ph: +91 20 2633 0485/86 | Telefax: +91 20 2634 5656
Website: www.bramharealty.in | Email: info@bramharealty.in



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BRAMHA LEISURES PVT. LTD.

BRAMHA
REALTY & INFRASTRUCTURE

Shaping dreams to reality

-2-

We assure you that we will observe strict adherence to the terms and conditions mentioned in the Environment Clearance letter, once we secure it from authority.

We are a law abiding organization & hence this is to request you to kindly consider our project for hearing on priority basis.

Thanking you,

Yours faithfully
For Bramha Leisures Pvt. Ltd



Vishal Agarwal
Managing Director

Bramha Properties | Bramha Multicon Pvt. Ltd. | Bramha Multispaces Pvt. Ltd.
Construction | Hospitality | Clubs

CIN : U55101PN2009PTC134096

Bramha House, 250/251 M. G. Road, Camp, Pune 411 001 | Ph. 91 20 2622 0485/90



Exhibit-I

299

GOVERNMENT OF MAHARASHTRA

Tel. No. : 2279 3132
Fax No. : 2281 3947

SEAC-2013/CR-449/TC-2
Environment Department
217, Annex Building, Mantralaya
Madam Cama Road, Mumbai - 400 032
Date : 19/03/2015

By Speed Post/ RPAD / Hand Delivery
To,

M/s. ~~Bramha~~ Leisure Pvt. Ltd.
"Bramha House" 250/251
M.G. Road, Camp,
Pune - 411 001

Sub : Withdrawal of Proposed Directions issued u/s 5 of the Environment (P) Act, 1986.
r.w. Environment Impact Assessment Notification dtd. 14.9.2006.

Ref : 1. Proposed Directions issued vide no. SEAC-2013/CR-449/TC-2 dtd. 30.8.2014.
2. Your reply dtd 28.9.2014
3. Personal hearing extended on 13.2.2015.
4. Architect's certificate dtd. 16.2.2015

We refer to the minutes of the 13th meeting of SEAC-III held on 15th to 18th July, 2014, wherein your proposed project at S. No. 209/A/2, CTS No. 4702 at Pimpri, Pune, was referred to the Environment Department to verify the issue of violation.

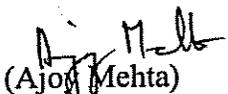
Accordingly, the Proposed Directions were issued vide above ref.(1). We also refer to your reply submitted vide above ref. (2), which was scrutinized and followed by personal hearing extended to you on 13.2.2015 before the Principal Secretary, Environment Department.

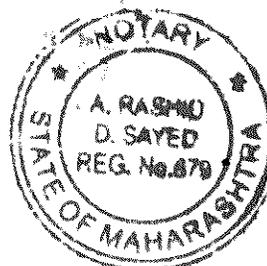
During the course of hearing, it was noted that :

- 1) The first plan was sanctioned by Pimpri Chinchwad Municipal Corporation on 28.3.2008 for construction of proposed total BUA admeasuring 19428.41 m2 of a mall.
- 2) As per sanctioned plan from PCMC dtd. 28.3.2008 Non-FSI was not included in BUA.
- 3) You have started the excavation only in 2011 as per the sanction dtd. 28.3.2008 and stopped excavation in 2012 before applying for EC.
- 4) You have stopped the excavation work at site and revised the plans for proposed to construct a 5 star hotel (Commercial project) on 9.4.2013 for proposed total BUA of 25603.32 m2.
- 5) Accordingly you have applied for EC on 7.9.2013 for proposed total BUA of 36611.49 m2.
- 6) You have applied for Consent to Establish from the MPCB on 5.7.2014 for proposed total BUA of 36611.49 m2.

In view of the documents submitted by your representative vide letter dtd. 28.9.2014, comprising the approved plans, additional information during the course of personal hearing followed by Architect's Certificate dtd. 16.2.2015 and their detailed scrutiny, it is hereby concluded that there is no case of violation as prescribed in the EIA Notification, 2006 and accordingly the Proposed Directions issued vide above ref.(1) is hereby withdrawn.

In case, any discrepancies are observed in these documents, necessary action will be initiated against you under the provisions of Environment (Protection) Act, 1986 read with EIA Notification dt. 14.09.2006, which please be noted.


(Ajoy Mehta)
Principal Secretary,
Environment Department



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
 /4037124/4035273
 Fax : 24044532/4024068 /4023516
 Email : enquiry@mpcb.gov.in
 Visit At : http://mpcb.gov.in



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
 Scheme Road No. 8, Opp. Cine Planet Cinema, Near
 Sion Circle, Sion (E),
 Mumbai - 400 022

Consent order No. *Format I, WBO/CAC-celV BIC-PN-22272-1/II/CAC-2664*
 Date: 10/03/2015

To,
 Director,
 M/s. Bramha Leisures Pvt. Ltd.,
 'Bramha House',
 250/251 M.G. Road Camp, Pune-411 001.

Sub: Consent to Establish to 5 star Hotel(139 rooms) with commercial project in Red category.

Ref: 1. Your application approved in 26th CAC meeting of 2014-15 held on-24.2.2015

Your application CE140700030

Dated: 5.7.2014

For: 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 under Rule 5 of the Hazardous Wastes (M. H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order.

- The Consent to Establish is granted for a period upto Commissioning of the Hotel or 5 years whichever is earlier.
- The actual capital investment of the industry is Rs. 117.02 Crs. (As per undertaking submitted by hotel Authority)
- The Consent to Establish is valid for construction of 5 star hotel (139 rooms) with commercial project of M/s. Bramha Leisures Pvt. Ltd., at Sr. no. 209/A/2, CTS no. 4702 at Pimpri, Tal-Haveli, Dist-Pune on total plot area of 9337.66 sq.m. and total construction area(FSI+Non-FSI) of 36611.49 sq.m including utilities and services as per construction commencement certificate issued by local body

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	34.5	As per Schedule -I	After primary treatment in ETP sent to STP
2.	Domestic effluent	166.5	As per Schedule -I	60% recycle for secondary purpose such as flushing, gardening, AC cooling and remaining discharged to Municipal Sewer

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

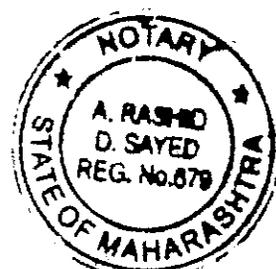
Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Sets 65 KVA	1	As per Schedule -II
2	DG sets 1000 KVA x 2 nos.	2	As per Schedule -II

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

Sr. No.	Type of Waste	Quantity	UOM	Treatment	Disposal
1	Biodegradable waste	1101	Kg/Day	composti	Used as manure
2	Non-biodegradable waste	739	Kg/Day	---	Sent for recycling

SRO Pimpri Chinchwad [I] R/L/05150000

Mhy Page 1 of 7



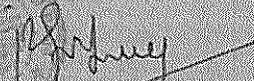
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7. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste:

Sr. no.	Type Of Waste	Category	Quantity & UoM	Treatment	Disposal
Nil					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall submit the affidavit within 15 days in the prescribed format regarding the compliance of conditions of EC and C to E.
11. PP shall submit Board Resolution from company's Board stating that they have started construction work without obtaining consent to establish from the MPC Board and Environmental Clearance thus violated the provisions of Environmental Laws and they assure that they will not do such violations in future and shall submit BG of RS. 2 lakh towards submission of Board resolution within one month.
12. PP shall submit an affidavit within 15 days of issue of consent towards not taking further effective steps prior to obtaining EC and shall submit BG of Rs. 10 lakh within 15 days of issue of consent, for ensuring the compliances. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated 19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
13. Hotel authority shall not carry out any expansion of the hotel without prior permission of the Board.

For and on behalf of the Maharashtra Pollution Control Board



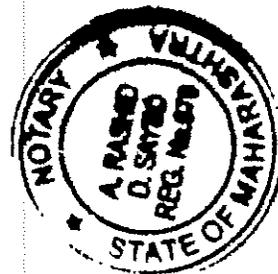
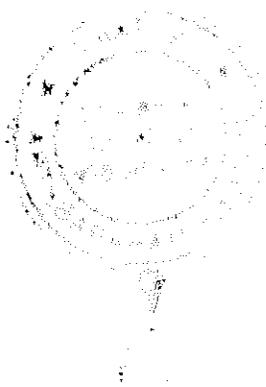
(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	231144/-	018456	4.7.2014	Axis Bank

Copy to:

1. Regional Officer -Pune and Sub-Regional Officer-Pimpri Chinchwad, MPCB, Pune. 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-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your consent application, you have proposed to provide primary BTP of capacity 35 CMD for treatment of laundry effluent before sending to Sewage Treatment Plant (STP) with 200 CMD design capacity.
- B) The Applicant shall operate the sewage treatment system to treat the trade and 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.
Nil

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27oC)	30
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

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.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the GESS 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 categories 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 GESS on their water consumption, being already assesses on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	127
2.	Water gets polluted and pollutants are biodegradable	37
3	Water gets polluted and pollutants are not biodegradable and toxic	Nil

- 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/ Environmental Clearance.

(Signature)



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Schedule-II

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

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

Sr. No.	Stack To	Attached APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO ₂ Kg/Day
1	DG Set (65KVA)	Acoustic enclosure	3.5*	HSD	27.5 lit/hr	1%	13.2
2	DG Set (1000 KVA x 2 nos.)		6.5* each				

* above roof of the building in which it is installed or the nearest tallest building

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 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 level should be confirmed to prescribe standards both during day and night time. The ambient air and noise quality should be closely monitored during any construction phase in the premises.

M. V.



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	Within 15 days of issue of consent	Towards not taking further effective steps prior to obtaining revised EC	Upto Commissioning or 5 years which ever is earlier	Five years from date of issue of consent.
2		Rs. 5 lakh		Towards compliance of consent conditions	Upto Commissioning or 5 years which ever is earlier	Five years from date of issue of consent.
3		Rs. 2 lakh		Towards submission of Board Resolution with 30 days of issue of consent	30 days from issue of consent	Till submission of Board Resolution

Maharashtra Pollution Control Board



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Schedule-IV

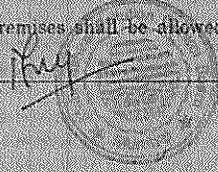
Conditions during construction phase

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

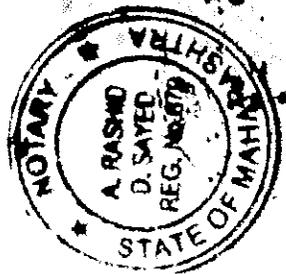
General Conditions:

- 1) The applicant shall provide facility for collection of environmental samples and samples of trade and 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) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) 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.
- 4) Whenever due to any accident or other unforeseen act or event, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- 7) The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the HW(MH&TM) Rules 2008, which can be recycled/processed/reused/recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc should go for that purpose, in order to reduce load on incineration and landfill sites/environment.
- 8) The industry should comply with the Hazardous Waste (M.H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazardous Waste (M.H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30th June of every year.
- 9) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before actual commencement of the Unit/ Activity.
- 11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website (www.mpcb.gov.in).
- 12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
- 13) Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be submitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
- 14) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.

SRO Pimpri Chinchwad / I/R/L/05150000



Page 6 of 7



- 15) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 16) 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.
 - 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.
 - The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 17) The industry should not cause any nuisance in surrounding area.
- 18) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
- 19) The applicant shall maintain good housekeeping.
- 20) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.
- 21) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
- 22) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
- 23) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 24) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.

M. M.



Exhibit-K

Government of Maharashtra

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Tel. No. 22794112

Fax No. 22813947

No. ENV 2013/CR 39/TC-1

Environment Department,

Mantralaya, Mumbai - 400 032.

Dated: 21 April, 2015.

CIRCULAR

Subj: Requirement of Environmental Clearance for building projects modification regarding.

This department, vide circular no. ENV 2013/CR 39/TC-1 dated 17/04/2014 had issued guidelines indicating procedure for consideration of violations of EIA Notification. Vide this circular it was decided that in view of orders of Hon'ble High Court in the matters of redevelopment projects wherein rehabilitation of tenants in SRA/Dilapidated/CESS buildings was involved, construction of rehab component below 20,000 m² was not to be considered as a violation of EIA Notification read with OM of MoEF dated 12/12/2012 and 27/06/2013.

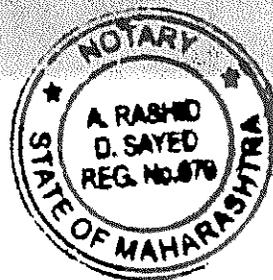
Now, Hon'ble High Court in the matter of Glomare Construction and others Vs. Union of India (W.P. No. 655 of 2014) vide order dated 24/03/2014 & 18/12/2014 allowed construction up to 20,000 m² of free sell component, even in residential and commercial projects, indicating no violation of EIA Notification of 2006. Further, AGP, High Court, Original Side, Mumbai, vide his letter no. NPP/18087 dated 3/12/2014 informed State Government to take note of High Court orders and comply them accordingly to avoid issuance of contempt notice against the officers of Government of Maharashtra for continuing to disregard the orders of High Court.

In view of the above orders of Hon'ble High Court, Mumbai, proposed construction projects wherein project proponent has undertaken total construction below 20,000 m² may not be considered as a violation of EIA Notification of 2006 (Amended time to time) and read with OM of MoEF dated 12/12/2012 and 27/06/2013. However, it is to be noted that by this way indemnity is not given to the construction under taken by project proponent. If, at the time of appraisal of the project, it is found that the construction undertaken is not fulfilling the environmental considerations, project proponent will have to comply with the direction of concern committee to accommodate environmental concerns. Therefore, it is desirable that in such cases all environmental concerns are addressed at the planning stage only. The State Environmental Appraisal Committees (SEACs) should ensure the compliance of above order of Hon'ble High Court to avoid contempt of its orders. This is subject to further orders of the Hon'ble High Court.

Ajay Mehta
(Ajay Mehta)
Principal Secretary

Copy to,

1. Director (IA), MoEF CC, New Delhi, is kindly requested to convey his say, if any, in the above said matter within 8 days.



पिंपरी चिंचवड महानगरपालिका पिंपरी - ४११०१८.

(यापुढील पत्र व्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)

(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

(कमेन्समेंट सर्टिफिकेट)

सुधारित बांधकाम चालू करणेकरिता दाखला -

क्र. बीपी/पिंपरी/१५/२०१३, वि. ०१/०४/२०१३ करिता

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामचे संमतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, सन १९६६ ची कलमे ४५ यातील तरतुदीप्रमाणे अटीवर देण्यात येत आहे आणि महाराष्ट्र महानगरपालिका अधिनियम २०१२ (जुना मुंबई अधिनियम १९४९ ची कलमे (सेक्शनस) २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका,

पिंपरी - ४११०१८.

क्रमांक - बीपी/पिंपरी/१५/२०१३

दिनांक: ३०/०१/२०१५

द्वारा ला.सर्व्हेअर श्री. मचिन सुतार
पत्ता अ. न. नेचव्हिव रोसा, कोनापती बापलरोड,
शिवाजीनगर, पुणे - ४११०१८ यांना,
श्री. राजकुमार अक्षय (कुमुधा)

मा. शहर अभियंता,

पिंपरी चिंचवड महानगरपालिका यांजकडून-

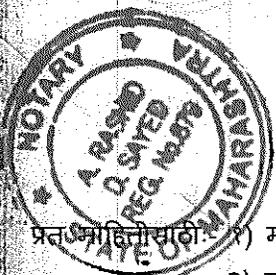
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ आणि मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ कलमे २५३ व २५४ अन्वये पिंपरी चिंचवड महानगरपालिकेच्या सीमेतील पिंपरी येथील सर्व्हे नं. २०१/११/२ सि.स.नं. ४७०२ प्लॉट नं. मधील बांधकाम करण्यासाठी महापालिकेला तुम्ही नोटीस दिली. ती दि. १२० या दिवशी पोहोचली. त्यावरून काम करण्यास खाली लिहिलेल्या अटीवर व जादा अट क्र. नुसार तुम्हास संमतीपत्र देण्यात येत आहे.

- सोबतच्या नवीन दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- संकल्पित बांधकाम रस्त्याच्या प्रमाण रेषेत येत असल्यास महानगरपालिकेचे अधिकारी सांगतील त्या वेळी सदर काम स्वखर्चाने आणि बिनतक्रार काढून टाकले पाहिजे.
- जोत्यापर्यंत काम आल्यानंतर सेट-बॅक नगर नयोजन कार्यालयाकडून तपासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- सोबतच्या नकाशावर मागे लिहिलेल्या/अटीवर हे संमती पत्र देण्यात येत आहे.
- ज्या प्लॉटवर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचे कंप्लीशन सर्टिफिकेट मागण्यापूर्वी प्रत्येक मालकाने इमारती समोर कंपाऊंड वॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था घ्यावी त्याशिवाय कंप्लीशन सर्टिफिकेट मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण मजकूराने कराव्याचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे आवश्यक आहे.
- इमारतीचे कंप्लीशन सर्टिफिकेट देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेला इमारतीचा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही.
- नवीन बांधकाम सुरु करताना संबंधीत जागेवर झाडे असल्यास ती ट्री एंथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय न घेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- आपण संबंधीत बांधकाम हे मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून सक्षम अधिकाऱ्याची पूर्व परवानगी न घेता सुरु केल्याबद्दल/तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशात पूर्व परवानगी न घेता बांधकाम केल्याबद्दल इमारतीचे भोगवटा पत्रक न घेता बांधकाम केल्याबद्दल आपणाविरुद्ध वरील नियमानुसार दंडात्मक कार्यवाही करण्याचा पिं. चिं. म.न.पा. चा हक्क राखून ठेवला आहे.
- बांधकाम साहित्य अथवा जुन्या बांधकामाचा निघालेला राडरोडा सार्वजनिक रस्त्यावर अथवा कोणताही अडथळा येणार नाही अशा ठिकाणी ठेवावा जर हे साहित्य अशा ठिकाणी ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास नियंत्रण नियमावलीनुसार निवासी वापरासाठी रु. २५/- व वाणिज्य वापरासाठी रु. ५०/- प्रति चौ.मी. प्रमाणे प्रति सप्ताहासाठी दंड आकारण्यात येईल.

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- १०) आपल्या इमारतीचे सांडपाणी नलिका म.न.पा. ड्रेनेज नलिकेला मालकाने स्वखर्चाने जोडावयास हवी.
- ११) भूखंडधारकाने, प्रमोटर/ बिल्डरने अथवा प्रकल्प बांधकाम करणाऱ्या ठेकेदाराने पूर्णत्वचा दाखला घेणेपूर्वी नियोजित निवारण/ व्यापारी गाळे धारकांच्या यापुढे येणाऱ्या कोणत्याही तक्रारीस म.न.पा. जबाबदार राहणार नाही. असे प्रतिज्ञापत्र (स्पेशल एन्झिक्युटिव्ह मॅजिस्ट्रेट यांचे स्वाक्षरीचे) म.न.पा. कडे सादर करावे. पाणी पुरवठा, जलनिःसारण, उद्यान, अग्निशामक व आरोग्य विभागाचा ना हरकत दाखला इकडे सादर करावा.
- १२) इमारतीच्या तळमजल्यावर गाळेधारकांच्या नावे दर्शविलेली टपालपेटी(Letter Box) सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल त्याखेरीज इमारतीचा भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १३) विकास आराखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात घेणे बंधनकारक आहे.
- १४) इमारतीच्या सलोह कॉक्रीट (आर.सी.सी.) कामाच्या सर्व बाजूकरिता आधार व आकारासाठी लाकडाचा वापर करू नये. त्यासाठी लोखंडी आधाराचा वापर करणे बंधनकारक राहिल.
- १५) इंडियन सो. ऑफ स्ट्रक्चरल इंजिनिअर्स पुणे - ३०. या संस्थेकडील मान्यताप्राप्त दर्जाच्या स्ट्रक्चरल इंजिनिअर्सची इमारतीच्या कामासाठी नेमनूक करण्यात यावी, तसेच सदरचे काम स्वीकारल्या बाबतचे स्ट्रक्चरल इंजिनिअर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामास सुरुवात करू नये.
- १६) भूखंडाच्या संबंधित सहामाही अखेरचा कर भरलेचा करसंकलन विभाग म.न.पा. यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १७) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्र.११.३.१.५. नुसार तरतुदी अधिन विकसित करणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १८) विकास आराखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.न.पा.चे नावे लावून तसा सुधारित मालमत्तापत्रक व मोजणी नकाशा, भाग अथवा पूर्ण भोगवटा पत्रक घेणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. याबाबत म.न.पा. चे भूमी-जिंदगी विभागाचा ना हरकत दाखला सादर करणे बंधनकारक आहे. तसेच सदरहू रस्ता रुंदीने बाधित क्षेत्राचे खडिमुरुमीकरण महानगरपालिकेच्या विनिर्देशाप्रमाणे अर्जदार स्वतः खर्चाने करणार अथवा महानगरपालिकेच्या त्यावेळच्या प्रचलित दराने खडिमुरुमीकरण खर्च भरणे आवश्यक आहे.
- १९) प्रस्तुत प्रकरणातील जागेची मोजणी नकाशा वहिवाटीनुसार असून जागेच्या हद्दीबाबत वाद निर्माण झालेस म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा/ व मालमत्ता पत्रक सादर केल्याशिवाय बांधकामास भाग अथवा पूर्णत्वाचा दाखला देण्यात येणार नाही.
- २०) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रिकरण नगर भूमापन कार्यालयाकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागाला सादर करणे आवश्यक आहे.
- २१) ३०० चौ.मी. व वरील क्षेत्राचे भूखंडावरील इमारतीसाठी (दाटवस्ती क्षेत्र वगळून) रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- २२) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्र. ९.१ नुसार ती उपाय योजना करण्याची सर्वस्वी जबाबदारी विकसक/ अर्जदार यांचेवर राहिल. अशाप्रकारे पावसाळी पाण्याचा नैसर्गिकरित्या निचरा होण्यास कोणत्याही प्रकारे बाधा येणार नाही. याबाबतची योग्य ती खबरदारी घेणे विकसक/ अर्जदार यांचेवर बंधनकारक राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार/ हरकत निर्माण झाल्यास त्यांचे संपुर्णतः निराकरण करण्याची जबाबदारी विकसक/ अर्जदार यांचेवर राहिल. त्याची म.न.पा.स कोणत्याही प्रकारे तोषीस लागू देणार नाही. या अटीवर सदरहू बांधकाम चालू करणेचे संमती पत्र मंजूर करण्यात येत आहे.
- २३) साईटवर राहणाऱ्या सर्व बांधकाम मंजूरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय उपलब्ध करणे विकसकांवर बंधनकारक आहे.
- २४) विकास नियंत्रण नियमावलीनुसार इमारतीमध्ये पुरविण्यात आलेल्या पार्किंगचे क्षेत्र गाळे धारकांसाठी विना मोबदला उपलब्ध करून देणे विकसकांवर बंधनकारक राहिल.

29/8/22 पी-०४ ४२



स्थळ प्रतीवर मा. शहर अभियंता
यांची स्वाक्षरी असे.

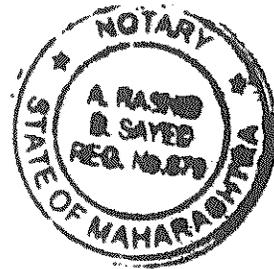
(Signature)
शहर अभियंता, कर्नाटा,
पिंपरी चिंचवड महानगरपालिका,
पिंपरी पुणे-१८. १४

- प्रेतः माहितीसाठी
- १) मा.जिल्हाधिकारी, पुणे जिल्हा आर.बी.(पुणे) माहितीसाठी
 - २) सहा. मंडलाधिकारी, पिंपरी चिंचवड महानगरपालिका, म.न.पा./पिंपरी वाघेरे/पिंपरीनगर/चिंचवड/भोसरी कासरवाडी/आकुडी/निगडी/प्राधिकरण/सांगवी/पिंपळे गुरव/पिंपळे निलख/पिंपळे सौदागर/वोकड/रावेत/रहाटणी/थेरगांव यांना माहिती व पुढील कार्यवाहीसाठी
 - ३) करसंकलन विभाग, मुख्य कार्यालय

- १३) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके हौद अगर कारंजे खोदण्याचे अगर बांधण्याचे काम करू नये. गलीट्रॅप्स उघडी गटारे यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे. हौदात केरकचरा न जाईल अशी झाकणे व्यवस्थित पणे बसवावीत. त्यास सुलभपणे काढता येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्किंग) पाईवला चांगल्यापैकी वायर गेजचे संरक्षण असावे. हद्दीवरील भिंतीवर फुटक्या बाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संडासचे अगर इतर संडासाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी. उंचीचे असावे.
- १४) संबंधित प्लॉटबाबतचा रस्ता, वीज, ड्रेनेज इ. डेव्हलपमेंटस् म्युनिसिपल स्पेसिफिकेशनप्रमाणेच तयार केल्या पाहिजे अन्यथा सदर डेव्हलपमेंटच्या बाबतच्या तक्रारी ऐकल्या जाणार नाहीत व रस्ते ताब्यात घेतले जाणार नाहीत.
- १५) नियोजित बांधकाम रेल्वेच्या हद्दीपासून ३० मीटरच्या आत येत असल्यास रेल्वे खात्याकडील ना हरकत दाकळा सदर करावा.
- १६) इमारतीच्या पूर्णत्वाच्या दाखल्यास अर्ज करते समयी प्रथमतः वर्तित विकास शुल्क म.न.पा. कोषागारात भरून पावती इकडे सादर करावी. उर्वरित विकास शुल्कावर द.सा.द.शे. १८% दराने कमेन्समेंट सर्टिफिकेटवरील दिनांकापासून, व्याज म.न.पा. कोषागारात भरणे बंधनकारक राहिल.
- १७) इमारतीमधील उद्वाहकाबाबत सक्षम अधिकारी यांचेकडील चालविण्याची अनुज्ञप्ती, संपूर्ण भोगवटापत्रक घेणेपूर्वी सादर करणे आवश्यक राहिल, त्याखेरील लिफ्टचा वापर करू नये.
- १८) मॉल्स, थिएटर, मल्टीप्लेक्स, हॉटेल्स, करमणूक केंद्र अशा इमारतींना सुरक्षिततेच्या दृष्टीने एक्स-रे, स्कॅनर, डोअर फ्रेम मेटल डिटेक्टर, हॅण्ड हेल्ड मेटल डिटेक्टर, सी.सी.टि.व्ही. कॅमेरे व प्रशिक्षित स्टाफ, स्निफर डॉग व पुरेशी निकासद्वारे ठेवणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.
- १९) १ हेक्टर व त्यापेक्षा जास्त क्षेत्र असणाऱ्या निवासी प्रकल्पांमध्ये व मल्टीप्लेक्स, मॉल्स इमारतींमध्ये दर्शनी ठिकाणी मनपाच्या KIOSK/ATM केंद्रासाठी २.४० मी. X २.४० मी. मोजमापाची खोली बांधून म.न.पा.चे ताब्यात विनामूल्य देणे अर्जदार यांचेवर बंधनकारक राहिल.
- २०) विकास नियंत्रण नियमावलीतील सुधारित नियम क्र. २३.३ नुसार गेस्ट हाऊस, हॉटेल्स, पोलिस मेन/ आर्मी बरॅक्स, कॅन्टीन्स, प्रयोगशाळा व संशोधन संस्था, हॉस्टेल्स, शाळा, कॉलेजेस व इतर संस्थांना नियमानुसार नमूद केलेल्या क्षमतेची सौर उर्जेवर चालणारी उष्णजल संयंत्रे (Solar Water Heating System) बसविणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- २१) १५० चौ.मी. बांधकाम क्षेत्र असणाऱ्या निवासी इमारती व ४०००.० चौ.मी. त्यापेक्षा जास्त भूखंडक्षेत्र असणाऱ्या गृहप्रकल्पांसाठी कमीत कमी २५.० लि./ बाथरूम व जास्तीत जास्त Roof Area च्या ५०% एवढ्या क्षमतेची सौर उर्जेवर चालणारी उष्णजल संयंत्रे (Solar Water Heating System) बसविणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.

अर्ज क्र. १०३३१४१५००११०२९

दि. २९/१२/२०१४
२९/१२/१५



विकासकाचा / मालकाचा पत्ता:-

बांधकामाच्या साईटचा पत्ता:-

311

- काही महत्वाच्या सूचना -

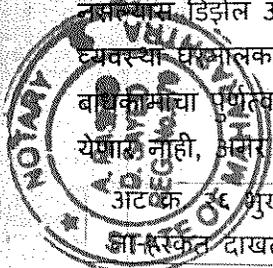
बांधकामास आरंभ करण्याच्या १० दिवस अगोदर महानगरपालिकेला कळवावे, तसे न केल्यास त्याची जबाबदारी अर्जदारावर राहिल.

जागा वापरण्यास सुरुवात करण्यासंबंधी

- १) मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ मधील कलम २६३ अन्वये मालकाने बांधकाम पूर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटा पत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे. म्हणजे मा. शहर अभियंतास अगर त्यांनी नेमलेल्या अधिकाऱ्यास जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. याविरुद्ध वर्तन करणारा संबंधित अर्जदार, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २) नवीन घराचा पुरोगामी सज्जा विजेच्या किंवा इतर यांत्रिक तारा हलविणे झाल्यास त्याची जबाबदारी महापालिकेवर नाही. यासंबंधी अर्जदाराने परस्पर संबंधित अधिकाऱ्याची आगाऊ संमती घेण्याची व्यवस्था करावी.
- ३) एकच गाळा असलेल्या घराच्या पागोळ्या भिंतीच्या बाहेर एका फुटापेक्षा अधिक पुढे नेऊ नयेत. अधिक माळे असल्यास पागोळ्या दीड फुटापेक्षा अधिक पुढे आणू नयेत. पागोळ्याचे पाणी सडके लगतच्या गटारात उंचावरून पडणार नाही, असे आडवे पन्हाळ व उभे नळ लावून इमारती नजिकच्या गटारात अगर भागात पाणी सोडावे.

प्लॉटमधून जाणाऱ्या पाण्याची (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती ह्या या दाखल्याने दिलेली नाही. उंचीप्रमाणे इमारतीस टाक्यापर्यंत पाणी चढविण्यासाठी योग्य पंपाची व हौदाची सोय आवश्यक आहे.

- ४) घर बांधणीकरिता लागणारा फाळ अथवा पहाड महानगरपालिकेला फी देऊन संमती घेतल्याशिवाय महानगरपालिकेच्या हद्दीत ठेवू नये. संमती वाचून असा पहाड ठेवल्यास तो अपराध होतो.
- ५) ज्या स्थळाप्रित्यर्थ सरकारास शेतसारा द्यावा लागतो. अशा स्थळाचा वापर घरबांधणीकडे करणे झाल्यास मा. जिल्हाधिकारी, जिल्हा पुणे यांचेकडून बिगरशेती परवानगी घेऊन नंतरच काम करावे. प्रस्तुतपणे मान्यता घेतल्याविना अशा ठिकाणी बांधकाम करू नये.
- ६) सार्वजनिक मोकळे स्थळ अनाधिकाराने समाविष्ट केले आहे. असे महानगरपालिकेच्या निदर्शनास आल्यास बांधकाम पाडून स्थळ मोकळे करून घेईल. असे करण्यास या संमतीपत्राने बाधा येत नाही आणि अशा वेळी काही हानी झाल्यास महानगरपालिका त्यास जबाबदार राहणार नाही.
- ७) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोमत्याही प्रकारचा त्रास अगर हानी पोहोचू नये, त्याविषयी जबाबदारी तुमच्यावर आहे या संमतीपत्राने दुसऱ्या कोणत्या अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी तुमच्यावर राहिल.
- ८) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे. तसा तो न दाखविल्यास संमतीपत्राविना बांधकाम चालू आहे. असे समजण्यात येईल.
- ९) दाखला एका वर्षाकरिता अस्तीत्वात राहिल. पुढे तो आपोआप रद्द झाला असे समजण्यात येईल. सदर संमती पत्राप्रमाणे काम एक वर्षानंतर करणे असल्यास नवीन सुपरव्हीजन मेमोसह अर्ज करून संमतीपत्राची मुदत वाढवून घेतली पाहिजे व असे संमतीपत्र मिळाल्यानंतर बांधकाम सुरु करावे.
- १०) विशेष प्रसंगी महानगरपालिकेने लेखी आज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे, त्यात या संमतीवरून बाधा येत नाही.
- ११) बांधकाम चालू करण्यापूर्वी महानगरपालिकेकडून नळास पाण्याचा मीटर बसवून घेतला पाहिजे.
- १२) पाण्याच्या दाबाविषयी महानगरपालिका जबाबदार नाही. महानगरपालिकेच्या नळाच्या पाण्याचे प्रेशर कमी असल्यामुळे इमारतीच्या वरील मजल्यावर पाणी चढू शकणार नसल्यास संपूर्ण इमारतीस योग्य व पुरेशा प्रमाणात पाणीपुरवठा होण्याच्या दृष्टीने पाण्याचा साठा करण्यासाठी इमारती भोवतालच्या मोकळ्या जागेत घरमालकास मा.शहर अभियंता अथवा संबंधित अधिकारी सांगतील त्या सापाचा डिझाईनचा व स्पेसिफिकेशनन्सचा जमिनीपासून किमान ०.५० मी. उंचीवर पाण्याकरिता हौद बांधावा लागेल व त्या हौदास म्युनिसिपल मेन वॉटर लाईनपासून पाणी आणून हौदात सोडावे लागेल. त्याचप्रमाणे सदर हौदातील पाणी इलेक्ट्रीक पंप बसवून सदर पंपाच्या सहाय्याने इमारतीच्या सर्वात वरील मजल्यावर पुरेशा मापाची टाकी बसवून त्यात पाणी सोडावे लागेल व नंतर तेथून डाऊन टेक पाईपाच्या सहाय्याने इमारतीच्या प्रत्येक मजल्यावर पुरेशा पाणीपुरवठा होईल, अशी जरूर ती तजवीज घरमालकास करावी लागेल. सदरच्या टाकीचा आकार मा.शहर अभियंता अथवा संबंधित अधिकारी ठरवतील याप्रमाणे असला पाहिजे. विजेचा पुरवठा घरमालक तयार असताना ही वीज कंपनीकडून मिळत नसल्यास डिझेल ऑईलच्या अगर पेट्रोलच्या सहाय्याने चालणारे इंजिन बसवून पाणी वरच्या मजल्यावर पंप करण्याची व्यवस्था घरमालकास करावी लागेल. या शर्तीप्रमाणे पंप बसवून पाणी पुरवठ्याची तजवीज घरमालकाने केल्याशिवाय बांधकामाचा प्लॅनाचा दाखला (कंप्लिशन सर्टिफिकेट) दिला जाणार नाही व इमारतीचा वापर घरमालकास स्वतःसाठी करता येणार नाही, असा दुसऱ्यास वापर करून देता येणार नाही.



आटॉर्नी मुखडावरील एकुण बांधकाम क्षेत्र २०,००० चौ.मी पेक्षा जास्त होत असल्याने पर्यावरण विभागाचा बांधकामास सुरुवात करू नये.



Office of the
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune - 411 018.
No. BP/Layout/ Pimpri/64/2015
Date: 30/9/2015

ORDER

Sub: Layout's No. S.No. 209/A/h C.T. S. No. 4702
Village Pimpri Tal. : Haveli / Mulshi
Sanctioning of the _____

Ref: 1) Application dated _____ from L. A. Sachin Sutar

The applicant Mr. / Mrs. / Smt. Ramkumar Agarwal (CPA) through M/s. Vaishnavidevi Construction (CPA) M/s. Gopion greaves ltd.
Behalf of _____ has requested for sanctioning the _____ layout of the marginally notes land.

The City Engineer, Pimpri Chinchwad Municipal Corporation, is therefore pleased to sanction the plan subject to the conditions mentioned below and as amendment shown in red on the plan.

- 1) The layout should be demarcated on the site with boundary stones by the occupant and got measured through the L. R. Department/City Survey Office.
- 2) That the occupant shall complete the construction of roads and make the plots ready for development within a period of one year from the date of this order.
- 3) That no sale or lease of plot in layout will be permitted and no building permission in any plot in the layout will be granted unless the construction work of internal roads, approach roads and open space is completed.
- 4) That the purchasers / occupant of the land shall not construct any building thereon unless N. A. permission under section 44 of Maharashtra Land Revenue Code 1968 is obtained and building plans are got approved.
- 5) All the plots in the layout shall be used for residential purpose only and the use shall be as per D.C.R. of P.C.M.C.
- 6) No Plots should admeasure less than the minimum area prescribed as per the Table No. 27 in D.C.R. of P.C.M.C after actual measurement.
- 7) The open space in the layout shall admeasure not less than 10% of the total area after for any other purpose other than playground, garden etc. as per D.C. rule No. 11.3 and as per 11:3:1:5 shall be handed over to P.C.M.C.
- 8) All the roads in the layout shall be constructed on site before disposing any of the plots to the satisfaction of City Engineer and according to the specification attached herewith vide Appendix-1



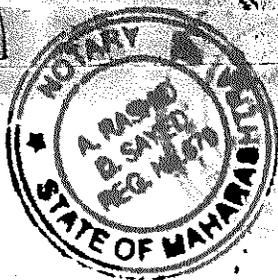
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- 9) That the colony roads along with Development plan roads if any passing.
- 10) That the water lines are held as per specifications enclosed as Appendix II herewith and to the satisfaction of the City Engineer.
- 11) That the drainage is connected to the Municipal drainage system when the same will be available in the vicinity of the colony (As per instructions in Appendix III enclosed herewith)
- 12) That the dustbins are provided as per instructions and to the satisfaction of the Sanitary Inspector.
- 13) That electric poles with street light are provided as per instructions and to the satisfaction of the City Engineer.
- 14) That the open spaces mentioned in the layout will not be taken in possession by the Municipal corporation unless the same are properly leveled, planted with trees and properly fenced and developed.
- 15) Infringements of any of the above condition shall render the holder liable to such penalties as may be fixed in this behalf by the Municipal Corporation under the provision of B.P.M.C. Act 1949 and M.R.T.P. Act 1966, or to their corresponding law as for the time being in force.
- 16) The existing approach road shown on layout plan shall be owned and constructed on site to the satisfaction of City Engineer and according to the satisfaction attached herewith vide Appendix-I before applying for the building permission.
- 17) Development Charges of land and building will be recovered at the time of sanctioning of building plans.

O. C. Signed
by City Engineer


City Engineer
Pimpri Chinchwad Municipal Corporation,
Pimpri - 411 018.

- C.C. 1) Mr. _____ (with sanctioned Plan)
- 2) The Deputy Director of the Town Planning P.C.M.C., Pimpri 18.
 - 3) The District Instructor of Land Record, Poona -1
 - 4) The Tahsildar, Haveli, Poona
 - 5) Copy with a copy of sanctioned plan submitted to
 - 6) The Collector of Pune (R.B.) Pune to favour of information.



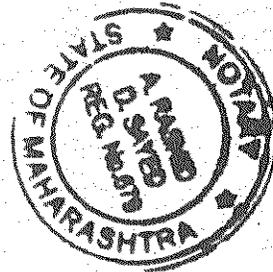
"Appendix-III"

Specification for laying & joining drainage lines.

Connecting house hold drainage system to Municipal drainage.

Wherever there are open surface gutters constructed by the Municipality, the house hold drainage should be joined to such gutters by providing half round or V-Shape channels of suitable dia., size, Before joining there should be a Inspection chamber suitably covered of 2'.0" x 1'.6" size to intercept ground but on the ground of plot holder. Such open gutters should be constructed as per standard specification No. BD-V-43/page574. Page 571 and Inspection chamber as per standard specification No. BD-V-43/page 574.

Wherever there is under ground drainge provided by the Municipality the house drainage should be properly connected to Municipal sewerage system. This item should be carried out as per standard specification of (B & D) Department of Government of Maharashtra Specification No. BD-V-43, page 574.



"Appendix -I"

Detailed specifications for construction of WBM roads, WBM roads the width of actual WBM surfaces should be as under.

(for width of road shown on layout plan)

S. No.	Width shown on layout Plan	Width of Actual WBM Surface	Width of Side beams in H. M.
1.	100'.0" (30mtr.)	62'.0" (20mtr.)	24'.0" (8.0mtr.)
2.	80'.0" (25mtr.)	52'.0" (17mtr.)	24'.0" (6.5mtr.)
3.	60'.0" (18mtr.)	42'.0" (14mtr.)	10'.0" (3.0mtr.)
4.	50'.0" (16mtr.)	32'.0" (11mtr.)	10'.0" (3.0mtr.)
5.	45'.0" (14mtr.)	32'.0" (11mtr.)	06'.0" (2.0mtr.)
6.	40'.0" (13mtr.)	25'.0" (08mtr.)	06'.0" (2.0mtr.)
7.	30'.0" (10mtr.)	22'.0" (07mtr.)	05'.0" (1.75mtr.)
8.	25'.0" (08mtr.)	17'.0" (05mtr.)	04'.0" (1.25mtr.)
9.	20'.0" (07mtr.)	13'.0" (04mtr.)	04'.0" (1.25mtr.)

Specification of each of sub-item stand above shall be as under, (vide standard specification volume of Government of Maharashtra Public Works Department)

S.No.	Sub item of work	Specification and page no.
1.	Hard Murum supplying and spreading	RD-23/202 RD-28/205
2.	Collection of 40mm and 60 mm size metal and its spreading	Rd-22/197 Rd-29/205 Rd-20/202
3.	Collection of soft murum and its spreading and blind age	Rd-24/203 Rd-28/205
4.	Consolidation over soling hard murum normal size metal and soft murum and over side shoulders	Rd-35/209 Rd-38/210 Rd-40/211

General specification for constructing W.B.M. Road following loose layer should be provided.

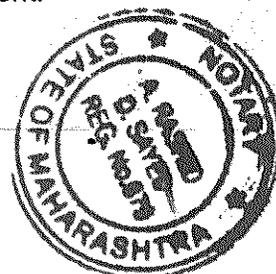
- | | | |
|----|--------------------------------|--------------|
| a) | 60 mm trap blasted metal layer | 150 mm thick |
| b) | Hard Murum | 50 mm thick |
| c) | 60 mm trap blasted metal layer | 150 mm thick |
| d) | hard murum | 50 mm thick |
| e) | 40 mm trap blasted metal | 100 mm thick |
| f) | soft murum | 50 mm thick |

Compacting with artificial watering is to be done for each three layer of trap metal necessary earth work in embankment and cutting should be provided as per site condition.

If the layer is in black cotton soil, hard murum blanketing of 6" thick below metal layer should be provided. Above this layer 60mm trap metal, 150mm thick loose hard murum, 50 mm thick soft murum with compaction with watering should be leveled.

For compaction of road N.O.C. of concern Deputy Engineer (Civil) Should be got and submit along with other documents.

All this work should be carried out to be satisfaction of the Municipal Engineer or his authorized representative competent to certify the quality of work.



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"Appendix -II"

Additional Specification for laying water supply

Cast iron pipe line of 100 mm dia. minimum should be laid for each road. If any major Development plan/Regional plan road is passing, through the sanctioned layout a pilot line of 150 mm. dia. should be laid and all branches of 100 mm. dia. should be taken from such pilot line, sluice valve, Fire hydrants at suitable places as suggested by the Municipal Engineer should be provided. All pipes to be used for this purpose should be of minimum L.A./A class conforming Indian Standard Specification No. IS./1536-1989 or IS-1537-1989. All fittings specials shall confirm to IS-1538-1989.

The item including labour & material should be carried out as per standard specification No.BD-V-I.Page541.

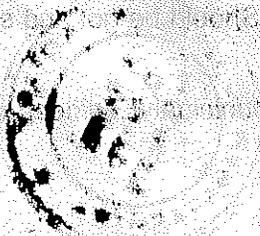


Exhibit-M

mail - Fw: Acknowledgement Slip for EC application

<https://mail.google.com/mail/u/0/?ui=2&ik=1ab1aa5f21&view=pt&sea...>

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Pravin Gathe <pravingathe1981@gmail.com>

Fw: Acknowledgement Slip for EC application

2 messages

Thu, Jun 30, 2016 at 3:13 PM

Vishal Agarwal <vishal574@yahoo.co.in>
Reply-To: Vishal Agarwal <vishal574@yahoo.co.in>
To: Pravin Gathe <pravingathe1981@gmail.com>

----- Forwarded Message -----

From: "monitoring-ec@nic.in" <monitoring-ec@nic.in>
To: vishal574@yahoo.co.in
Cc: monitoring-ec@nic.in
Sent: Thursday, 30 June 2016 3:11 PM
Subject: Acknowledgement Slip for EC application

Acknowledgement Slip for EC application

This is to acknowledge that the proposal has been successfully uploaded on the State portal. The proposal shall be examined in the state authority to ensure that required information has been submitted. An email will be sent seeking additional information, if any, within 20 working days. Once verified, an acceptance letter shall be issued to the project proponent.

Following should be mentioned in further correspondence

1. Proposal No. : SIA/MH/NCP/56899/2016
2. Category of the Proposal : New Construction Projects and Industrial Estates
3. Name of the proposal : Proposed Commercial development project namely "BRAMHA UZURI" by Bramha Leisures Pvt. Ltd. at Survey no. 209/A/2, CTS No. 4702 at Pimpri by Bramha leisures Pvt. Ltd., Pune
4. Date of submission for EC : 30 Jun 2016
5. Name of the Project proponent along with contact details
 - a) Name of the proponent : BRAMHA LEISURES PVT LTD
 - b) State : Maharashtra
 - c) District : Pune
 - d) Pincode : 411001

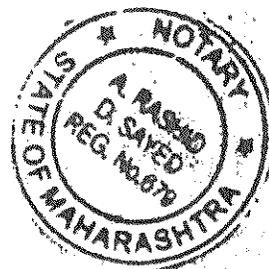
Pravin Gathe <pravingathe1981@gmail.com>
To: fahim@bramharealty.in, nitin@bramharealty.in

Thu, Jun 30, 2016 at 3:29 PM

Dear Sir,

Please Refer Trailing mail of Acknowledgement Slip for EC application of Bramha Uzuri at Pimpri received from

30-06-2016 15:30





अर्ज क्र. 9033 9E940000992C

पिंपरी चिंचवड महानगरपालिका, पिंपरी ४११ ०१८.

दि. - 31/9/2015

(यापुढील पत्र व्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ नसत न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)
(कमेन्समेंट सर्टिफिकेट)

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सुधारित

बांधकाम चालू करणेकरिता दाखला

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ ची कलम ४५ यातील तरतुदीप्रमाणे आणि महाराष्ट्र महानगरपालिका अधिनियम कलमे (सेक्शनस) २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका
पिंपरी - ४११ ०१८.
क्रमांक - बी. पी. पिंपरी/४४/२०१६
दिनांक : 28/09/2015

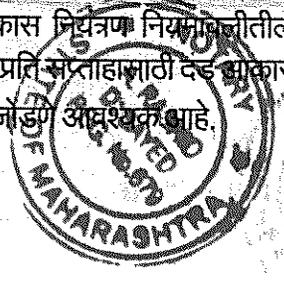
श्री/श्रीमती/मे. कॉम्पलन श्री हनुमि मि. यांच्या तर्फे द्वारा: ला. आ. / ला. स. श्री. आचिन सुतार
मे. वैष्णवदेवी कन्स्ट्रक्शन (कुमुद्या) पत्ता: अ-१, लेख बू कोणा, सेनापती बाफ रोड,
तर्फे श्री. राजकुमार अग्रवाल (कुमुद्या) शिवाजीनगर, पुणे - १६

यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलमे ४५ आणि महाराष्ट्र महानगरपालिका अधिनियम कलमे (सेक्शनस) २५३ व २५४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे - पिंपरी येथील सर्व्हे नं. २०९/३१/२.....सिटी सर्व्हे नं. ६८००२.....प्लॉट नं.मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला हा अर्ज दाखल केला तो दिनांक १८/०९/२०१६ रोजी प्राप्त झाला. त्यावरून बांधकाम करण्यास खाली लिहिलेल्या अटीवर व जादा अट क्र.तेनुसार तुम्हास संमतीपत्र देण्यात येत आहे.

- १) सोबतच्या नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- २) संकल्पित बांधकाम रस्त्याच्या प्रमाण रेषेत येत असल्यास महानगरपालिकेचे अधिकारी सांगतील त्या वेळी सदर काम स्वखर्चाने आणि बिनतक्रार काढून टाकले पाहिजे.
- ३) जोत्यापर्यंत काम आल्यानंतर सेट-बॅक नगर नगररचना विकास विभागाकडून तपासून घ्यावेत. त्याशिवाय जो त्यावरील काम सुरु करू नये.
- ४) सोबतच्या नकाशावर मागे लिहिलेल्या / अटीवर हे संमतीपत्र देण्यात येत आहे.
- ५) ज्या प्लॉटवर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचे कंप्लीशन सर्टिफिकेट मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कंपाउंट वॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था, खबरदारी घ्यावी त्याशिवाय कंप्लीशन सर्टिफिकेट मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- ६) इमारतीचे कंप्लीशन सर्टिफिकेट देतांना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही.
- ७) नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- ८) आपण संबंधित बांधकाम हे महाराष्ट्र महानगरपालिका अधिनियम व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून सक्षम अधिकाऱ्याची पूर्व परवानगी न घेता सुरु केल्याबद्दल / तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशास पूर्व परवानगी न घेता बांधकाम केल्याबद्दल, इमारतीचे भोगवटा पत्रक न घेता भोगवटा केल्याबद्दल आपणाविरुद्ध वरील नियमानुसार दंडात्मक कार्यवाही करण्याचा पि.चिं.म.न.पा. चा हक्क राखून ठेवला आहे.
- ९) बांधकाम साहित्य अथवा जुन्या बांधकामाचा निघालेला राडारोडा सार्वजनिक रस्त्यावर म.न.पा.चे परवानगी शिवाय ठेवता येणार नाही जर हे साहित्य सार्वजनिक ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास नियंत्रण नियमावलीतील तरतुदीनुसार निवासी वापरासाठी रु. २५/- वाणिज्य वापरासाठी रु. ५०/- प्रति चौ. मी. प्रमाणे प्रति सप्ताहासाठी दंड आकारण्यात येईल.
- १०) आपल्या इमारतीचे सांडपाणी नलिका म.न.पा. ड्रेनेज नलिकेला मालकाने स्वखर्चाने जोडणे आवश्यक आहे.



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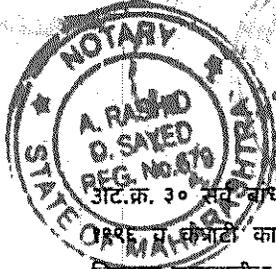
- ११) भूखंडधारकाने / प्रमोटर / बिल्डरने / ठेकेदाराने अथवा प्रकल्प बांधकाम करणाऱ्याने नियोजित निवासी / व्यापारी गाळे धारकांच्या यापुढे येणाऱ्या कोणत्याही तक्रारीस म.न.पा. जबाबदार राहणार नाही. असे प्रतिज्ञापत्र (स्पेशल एक्झिक्युटिव्ह मॅजिस्ट्रेट यांचे स्वाक्षरीचे) सदर इमारतीचा पूर्णत्वाचा दाखला घेणेपूर्वी म.न.पा. कडे सादर करावे. पाणी पुरवठा, जलनिःसारण, उद्यान, अग्निशामक आवश्यक विभागाचे ना हरकत दाखले इकडे सादर करावेत.
- १२) इमारतीच्या तळमजल्यावर गाळेधारकाच्या नावे दर्शविलेली टपालपेटी (Letter Box) सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल. त्याखेरीज इमारतीचा भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १३) विकास आराखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार नगरपालिकेच्या ताब्यात देणे बंधनकारक आहे.
- १४) इमारतीच्या सलोह कॉन्क्रीट (आर.सी.सी.) कामाच्या सर्व बाजूकरिता आधार व आकरासाठी लाकडाचा वापर करू नये. त्यासाठी लोखंडी आधाराचा वापर करणे बंधनकारक राहिल.
- १५) इंडियन सोसायटी ऑफ स्ट्रक्चरल इंजिनिअर्स, पुणे ३०. या संस्थेकडील मान्यतापत्र दर्जाच्या स्ट्रक्चरल इंजिनिअर्सची इमारतीच्या कामासाठी नेमणूक करण्यात यावी, तसेच सदरचे काम स्वीकारल्याबाबतचे स्ट्रक्चरल इंजिनिअर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामास सुरुवात करू नये.
- १६) भूखंडाच्या संबंधित सहामाही अखेरचा कर भरल्याचा करसंकलन विभाग म.न.पा. यांचेकडील दाखला / पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १७) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्र. ११.३.१.५ नुसार तरतुदीचे अधिन विकरीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १८) विकास आराखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.न.पा. चे नावे लावून तसा ७/१२ चा उतारा / सुधारित मालमत्तापत्रक व मोजणी नकाशा, भाग अथवा पूर्ण भोगवटापत्रक घेणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सदरहू रस्तारुंदीने बाधित क्षेत्राचे खडीमुरूमीकरण महापालिकेच्या विनिर्देशाप्रमाणे अर्जदार यांनी स्वतः करणे आवश्यक आहे. अथवा महानगरपालिकेच्या त्यावेळेच्या प्रचलित दराने खडीमुरूमीकरण खर्च भरणे आवश्यक आहे.
- १९) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा / मालमत्ता पत्रक सादर केल्याशिवाय बांधकामास भाग अथवा पूर्णत्वाचा दाखला देण्यात येणार नाही.
- २०) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रिकरण नगर भूमापन कार्यालयाकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागाला सादर करणे आवश्यक आहे.
- २१) ३०० चौ. मी. वरील क्षेत्राचे भूखंडावरील इमारतीसाठी (टाट वस्ती क्षेत्र वगळून) रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- २२) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्र. ९.१ नुसार योग्य ती उपाय योजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. अशाप्रकारे पावसाळी पाण्याचा नैसर्गिकरित्या निचरा होण्यास कोणत्याही प्रकारे बाधा येणार नाही. याबाबतची योग्य ती खबरदारी घेणे विकसक / अर्जदार यांचेवर बंधनकारक राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार / हरकत निर्माण झाल्यास त्यांचे संपुर्णतः निराकरण करण्याची जबाबदारी विकसक / अर्जदार यांचेवर राहिल. त्याची म.न.पा. स कोणत्याही प्रकारे तोषीस लागू देणार नाही. या अटीवर सदरहू बांधकाम चालू करण्याचे संमतीपत्र मंजूर करण्यात येत आहे.
- २३) साईटवर राहणाऱ्या सर्व बांधकाम मजूरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय उपलब्ध करणे विकसकांवर बंधनकारक आहे.
- २४) विकास नियंत्रण नियमावलीनुसार इमारतीमध्ये पुरविण्यात आलेल्या पार्किंग क्षेत्र गाळे धारकांसाठी विनामोबदला उपलब्ध करून देणे विकसकांवर बंधनकारक राहिल
- २५) मा. उपविभागीय अधिकारी / मा. अप्पर जिल्हाधिकारी / मा. जिल्हाधिकारी यांचेकडून वर्ग १ साठी जमिनीची विनिश्चिती केल्यानंतर व वर्ग २ साठी आवश्यक तो 'ना हरकत दाखला' महानगरपालिकेस सादर केल्याशिवाय जागेवर बांधकामास सुरुवात करणेत येऊ नये.
- २६) म्हाडस द्यावयाच्या सदनिक, पुर्णत्वांतर म्हाडकडे हस्तांतरित झाल्यावरच उक्तीत इमारतीचा भाग / संपूर्ण पूर्णत्वाचा दाखला देण्यात येईल.
- २७) भूखंडावरील एकूण बांधकाम क्षेत्र (F.S.I. + NON F.S.I.) २०,००० चौ. मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा 'ना हरकत दाखला' सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- २८) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.

स्थळ प्रतीवर मा. समन्वय अधिकारी तथा उपशहर अभियंता यांचो स्वाक्षरी असे.

समन्वय अधिकारी करीत

कार्यकारी अभियंता
पिंपरी चिंचवड महानगरपालिका
पिंपरी - ४११०१८.

- प्रत माहितीसाठी : १) मा. जिल्हाधिकारी, पुणे जिल्हा, आर.सी.सी. (पुणे) माहितीसाठी
२) सहा. मंडलाधिकारी, पिंपरी चिंचवड महानगरपालिका, मन्वळा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / थेरगाव यांना माहिती व पुढील कार्यवाहीसाठी.
३) करसंकलन विभाग, मुख्य कार्यालय
४) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकर नगर, पुणे ४११००९. (MHADA)



बांधकाम व्यावसायिक/विकसक/जागामालक यांनी इमारत व इतर बांधकाम कामगार(रोजगार विनियमन व सेवाशर्ती) अधिनियम १९७० च्या अन्वये कामगार (नियमन व निर्मुलन) अधिनियम १९७० अन्वये सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण (Walfarc) नियमक कार्यालयातील तरतुदीना पतता करून घेणे बंधनकारक आहे.

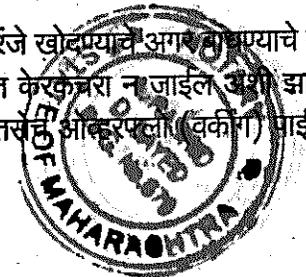
काही महत्वाच्या सूचना

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बांधकामास आरंभ करण्याच्या १० दिवस अगोदर महानगरपालिकेला कळवावे, तसे न केल्यास त्याची जबाबदारी अर्जदारावर राहिल.

जागा वापरण्यास सुरुवात करण्यासंबंधी

- १) महाराष्ट्र महानगरपालिका अधिनियममधील २६३ अन्वये मालकाने बांधकाम पूर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटा पत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे म्हणजे मा. शहर अभियंतास अगर त्यांनी नेमलेल्या अधिकाऱ्यास जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. याविरुद्ध वर्तन करणारा संबंधित अर्जदार, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २) एकच गाळा असलेल्या घराच्या पागोळ्या भिंतीच्या बाहेर एका फुटापेक्षा अधिक पुढे नेऊ नयेत. अधिक माळे असल्यास पागोळ्या दीड फुटापेक्षा अधिक पुढे आणू नयेत. पागोळ्यांचे पाणी सडके लगतच्या गटारात उंचावरून पडणार नाही, असे आडवे पन्हाळ व उभी नळी लावून इमारती नजिकच्या गटारात अगर भागात पाणी सोडावे.
- ३) प्लॉटमधून जाणाऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती ह्या या दाखल्याने दिलेली नाही. उंचीप्रमाणे इमारतीस टाक्यापर्यंत पाणी चढविण्यासाठी योग्य पंपाची व हौदाची सोय आवश्यक आहे.
- ४) घर बांधणीकरिता लागणारा फाळ अथवा पहाड महानगरपालिकेचा फी देऊन संमती घेतल्याशिवाय महानगरपालिकेच्या हद्दीत ठेवू नये. संमतीवाचून असा पहाड ठेवल्यास तो अपराध होतो.
- ५) ज्या स्थळाप्रित्यर्थ सरकारास शेतसारा द्यावा लागतो, अशा स्थळाचा वापर घरबांधणीकडे करणे झाल्यास मा. जिल्हाधिकारी, जिल्हा पुणे यांचेकडून बिगरशेती परवानगी घेऊन नंतरच काम करावे. प्रस्तुतपणे मान्यता घेतल्याविना अशा ठिकाणी बांधकाम करू नये.
- ६) सार्वजनिक मोकळे स्थळ अनाधिकाराने समाविष्ट केले आहे. असे महानगरपालिकेच्या निदर्शनास आल्यास बांधकाम पाडून स्थळ मोकळे करून घेईल. असे करण्यास या संमतीपत्राने बाधा येत नाही आणि अशा वेळी काही हानी झाल्यास महानगरपालिका त्यास जबाबदार राहणार नाही.
- ७) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास अगर हानी पोहोचू नये. त्याविषयी जबाबदारी तुमच्यावर आहे, या संमतीपत्राने दुसऱ्या कोणत्या अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी तुमच्यावर राहिल.
- ८) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे, तसा तो न दाखविल्यास संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल.
- ९) दाखला एका वर्षाकरिता अस्तित्वात राहिल. पुढे तो आपोआप रद्द झाला असे समजण्यात येईल. सदर संमतीपत्राप्रमाणे काम एक वर्षानंतर करणे असल्यास नवीन सुपरव्हीजन मेमोसह अर्ज करून संमतीपत्राची मुदत वाढवून घेतली गेली पाहिजे व असे संमतीपत्र मिळाल्यानंतर बांधकाम सुरू करावे.
- १०) विशेष प्रसंगी महानगरपालिकेने लेखी आज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे, त्यात या संमतीवरून बाधा येत नाही.
- ११) बांधकाम चालू करण्यापुर्वी महानगरपालिकेकडून नळास पाण्याचा मीटर बसवून घेतला पाहिजे.
- १२) पाण्याच्या दाबाविषयी महानगरपालिका जबाबदार नाही, महानगरपालिकेच्या नळास पाण्याचे प्रेशर कमी असल्यामुळे इमारतीच्या वरील मजल्यावर पाणी चढू शकणार नसल्यास संपूर्ण इमारतीस योग्य व पुरेशा प्रमाणात पाणीपुरवठा होण्याच्या दृष्टीने पाण्याचा साठा करण्यासाठी इमारतीभोवतालच्या मोकळ्या जागेत घरमालकास मा. शहर अभियंता अथवा संबंधित अधिकारी सांगतील त्या मापाचा, डिझाईनचा व स्पेसिफिकेशन्सचा हौद बांधावा लागेल व त्या हौदात म्युनिसिपल मेन वॉटर लाईनपासून पाणी आणून हौदात सोडावे लागेल, तसेच सदर हौदाच्या वरील स्लॅब टॉप जमिनीपासून किमान ०.३० मी. व व कमाल ०.४० मी. उंच ठेवण्यात यावा. त्याचप्रमाणे सदर हौदातील पाणी इलेक्ट्रिक पंप बसवून डाऊन टेक पाईपच्या सहाय्याने इमारतीच्या प्रत्येक मजल्यावर पुरेशा पाणीपुरवठा होईल, अशी जरूर ती तजवीज घरमालकास करावी लागेल. सदरच्या टाकीचा आकार मा. शहर अभियंता अथवा संबंधित अधिकारी ठरवतील याप्रमाणे असला पाहिजे. विजेचा पुरवठा घरमालक तयार असताना ही वीज कंपनीकडून मिळत नसल्यास डिझेल ऑईलच्या अगर पेट्रोलच्या सहाय्याने चालणारे इंजिन बसवून पाणी वरच्या मजल्यावर पंप करण्याची व्यवस्था घरमालकास करावी लागेल. या शर्तीप्रमाणे पंप बसवून पाणी पुरवठ्याची तजवीज घरमालकाने केल्याशिवाय बांधकामाचा पूर्णत्वाचा दाखला (कंप्लीशन सर्टिफिकेट) दिला जाणार नाही व इमारतीचा वापर घरमालकास स्वतःसाठी करता येणार नाही, अगर दुसऱ्यास वापर करून देता येणार नाही.
- १३) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके हौद अगर कारंजे खोदण्याचे अगर पाण्याचे काम करू नये. ग्लीट्रॅन्स, उघडी गटारे यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे. हौदात केरकेवरा न जाईल अशी जाकणे व्यवस्थितपणे बसवावीत. त्यास सुलभपणे काढता येईल असे मजबूत कुलूप व किल्ली तसेच ओवरफ्लो (वकींग) पाईपला



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चांगल्यापैकी वायरगेजचे संरक्षण असावे. हद्दीवरील भिंतीवर फुटक्या बाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संडासचे अगर इतर संडासाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी. उंचीचे असावे.

- १४) संबंधित प्लॉटबाबतचा रस्ता, वीज, ड्रेनेज इ. डेव्हलपमेंटस् म्युनिसिपल स्पेसिफिकेशनप्रमाणेच तयार केल्या पाहिजेत, अन्यथा सादर डेव्हलपमेंटबाबतच्या तक्रारी ऐकल्या जाणार नाहीत व रस्ते ताब्यात घेतले जाणार नाहीत.
- १५) नियोजित बांधकाम रेल्वेच्या हद्दीपासून ३० मीटरच्या आत येत असल्यास रेल्वे खात्याकडील ना हरकत दाखल सादर करावा.
- १६) इमारतीच्या पूर्णत्वाचा दाखल्यास अर्ज करते समयी प्रथमतः उर्वरित विकास शुल्क म. न.पा. कोषागारात भरून पावती इकडे सादर करावी. उर्वरित विकास शुल्कावर द. सा. द. शे. १८% दराने कमेन्समेंट सर्टिफिकेटवरील दिनांकपासून, व्याज म. न.पा. कोषागारात भरणे बंधनकारक राहिल.
- १७) इमारतीमधील उद्वाहकाबाबत सक्षम अधिकारी यांचेकडील चालविण्याची अनुज्ञाप्ती, संपूर्ण भोगवटापत्रक घेणेपूर्वी सादर करणे आवश्यक राहिल. त्याखेरीज लिफ्टचा वापर करू नये.
- १८) मॉल्स थिएटर, मल्टीप्लेक्स, हॉटेल्स, करमणूक केंद्र अशा इमारतींना सुरक्षिततेच्या दृष्टीने एक्स-रे स्कॅनर, डोअर फ्रेम मेटल डिटेक्टर, हॅण्ड हेल्ड मेटल डिटेक्टर, सी. सी. टि. व्ही. कॅमेरे व प्रशिक्षित स्टाफ, स्निफर डॉग व पुरेशी निकासद्वारे ठेवणे अर्जदार / विकसक यांचेवर बंधनकारक राहिल.
- १९) १ हेक्टर व त्यापेक्षा जास्त क्षेत्र असणाऱ्या निवासी प्रकल्पाचे व मल्टीप्लेक्स, मॉल्स इमारतींमध्ये दर्शनी ठिकाणी मनपाच्या KIOSK/ATM केंद्रासाठी २.४० मी. X २.४० मी. मोजमापाची खोली बांधून मनपाचे ताब्यात विनामूल्य देणे अर्जदार यांचेवर बंधनकारक राहिल.
- २०) विकास नियंत्रण नियमावलीतील सुधारीत नियम क्र. २३.३ नुसार गेस्ट हाऊस, हॉटेल्स, पोलिस / मेन / आर्मी बरॅक्स, कॅण्टीन्स, प्रयोगशाळा व संशाधन संस्था, हॉस्टेल्स, शाळा, कॉलेजेस व इतर संस्थांना नियमात नमूद केलेल्या क्षमतेची सौर उर्जेवर चालणारी व उष्णजल संयंत्रे (Solar Water Heating System) बसविणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- २१) १५० चौमी बांधकाम क्षेत्र असणाऱ्या निवासी इमारती व गृहप्रकल्पांसाठी कमीत कमी २५० लि. / बाथरूम व जास्तीत जास्त Roof Area च्या ५०% एवढ्या क्षमतेची सौर उर्जेवर चालणारी उष्णजल संयंत्रे (Solar Water Heating System) बसविणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.

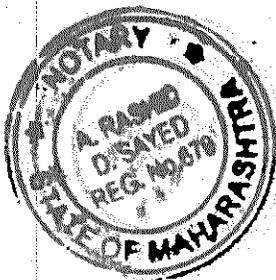
विकसकाचा / मालकाचा पत्ता

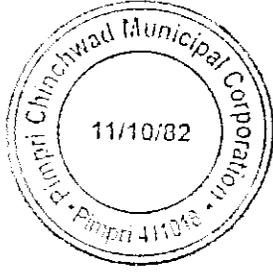
बांधकामाच्या साईटचा पत्ता

मोबाईल क्र.

पत्ता

मन. २०६/अ/२, पिंपरी, पुणे.

पिंपरी मन. २०६/अ/२,
विमन. १. ४७०२.



Office of the,
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune - 411 018.
No. : BP / Layout / Pimpri / 76 / 2016
Date : 24 / 11 / 2016

ORDER

Sub : Layout's No. S.No. 209/A/2 C.T. S. No. 4702
Village Pimpri Tal. : Haveli / Mulshi
Sanctioning of the _____

Ref : 1) Application dated 18/07/2016 from L. A. Sachin Sutar
The applicant Mr. / Mrs. Smt. Ambhumal Agarwal (PAH) through Mrs. Kaishnadevi
Behalf of Construction (PAH) M/s. Crompton has requested above sanctioning the.
Greaves Ltd. layout of the mentioned notes land.

The City Engineer, Pimpri Chinchwad Municipal Corporation, is therefore pleased to sanction the plan subject to the conditions mentioned below and as amendment shown in red on the plan.

- 1) The layout should be demarcated on the site with boundary stones by the occupant and got measured through the L. R. Department/City Survey Office.
- 2) That the occupant shall complete the construction of roads and make the plots ready for development within a period of one year from the date of this order.
- 3) That no sale or lease of plot in layout will be permitted and no building permission in any plot in the layout will be granted unless the construction work of internal roads, approach roads and open space is completed.
- 4) That the purchasers / occupant of the land shall not construct any building thereon unless N. A. permission under section 44 of Maharashtra Land Revenue Code 1968 is obtained and building plans are got approved.
- 5) All the plots in the layout shall be used for residential purpose only and the use shall be as per D.C.R. of P.C.M.C.
- 6) No Plots should admeasure less than the minimum area prescribed as per the Table No. 27 in D.C.R. of P.C.M.C after actual measurement.
- 7) The open space in the layout shall admeasure not less than 10% of the total area after for any other purpose other than playground, garden etc. as per D.C. rule No. 11.3 and as per 11.3.1.5 shall be handed over to P.C.M.C.
- 8) All the roads in the layout shall be constructed on site before disposing any of the plots to the satisfaction of City Engineer and according to the specification attached herewith vide Appendix-I, Appendix-II & Appendix-III.



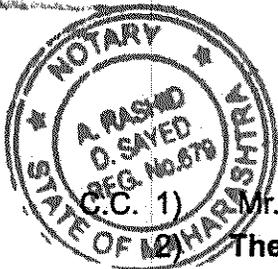
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- 9) That the colony roads along with Development plan roads if any passing.
- 10) That the water lines are held as per specifications enclosed as Appendix II herewith and to the satisfaction of the City Engineer.
- 11) That the drainage is connected to the Municipal drainage system when the same will be available in the vicinity of the colony (As per instructions in Appendix III enclosed herewith)
- 12) That the dustbins are provided as per instructions and to the satisfaction of the Sanitary inspector.
- 13) That electric poles with street light are provided as per instructions and to the satisfaction of the City Engineer.
- 14) That the open spaces mentioned in the layout will not be taken in possession by the Municipal corporation unless the same are properly leveled, planted with trees and properly compound and developed.
- 15) Infringements of any of the above condition shall render the holder liable top such penalties as may be fixed in this behalf by the Municipal Corporation under the provision of B.P.M.C. Act 1949 and M.R.T.P. Act 1966, or to there corresponding law as for the time being in force.
- 16) The existing approach road shown on layout plan shall be owned and constructed on site to the satisfaction of City Engineer and according to the satifaction attached herewith vide Appendix-I before applying for the building permission.
- 17) Development Charges of land and building will be recovered at the time of sanctioning of building plans.

O. C. Signed
by Coordinating Officer
& Deputy City Engineer

City Engineer
Pimpri Chinchwad Municipal Corporation,
Pimpri - 411 018.

[Handwritten Signature]
Coordinating Officer
& Deputy City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18



- Mr. L.A. Sachin Sutar (with sanctioned Plan)
- 1) The Deputy Director of the Town Planning P.C.M.C., Pimpri 18.
 - 2) The District Instructor of Land Record, Poona -1
 - 3) The Tahsildar, Haveli, Poona
 - 4) Copy with a copy of sanctioned plan submitted to
 - 5) The Collector of Pune (R.B.) Pune to favour of information.

Appendix - I

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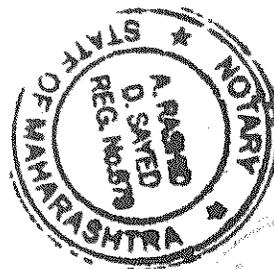
Detailed specifications for construction of GSB and WMM roads, The surfaces should be as under.
(for width of road shown on layout plan)

S. No.	Width shown on layout Plan	Width of Actual Surface	Width of Side berms
1.	100'.0" (30mtr.)	62'.0" (20mtr.)	24'.0" (8.0mtr.)
2.	80'.0" (25mtr.)	52'.0" (17mtr.)	24'.0" (6.5mtr.)
3.	60'.0" (18mtr.)	42'.0" (14mtr.)	10'.0" (3.0mtr.)
4.	50'.0" (16mtr.)	32'.0" (11mtr.)	10'.0" (3.0mtr.)
5.	45'.0" (14mtr.)	32'.0" (11mtr.)	06'.0" (2.0mtr.)
6.	40'.0" (13mtr.)	25'.0" (08mtr.)	06'.0" (2.0mtr.)
7.	30'.0" (10mtr.)	22'.0" (07mtr.)	05'.0" (1.75mtr.)
8.	25'.0" (08mtr.)	17'.0" (05mtr.)	04'.0" (1.25mtr.)
9.	20'.0" (07mtr.)	13'.0" (04mtr.)	04'.0" (1.25mtr.)

Specification of each of sub-item stand above shall be as under vide standard specification of ministry of shipping road transport & highways.

S.No.	Sub Item of Work	Specification No.
1.	Granular sub base.....	MOST- 401
2.	Water mix macudom Grade - I & II	MOST- 406
3.	Concrate Roads.....	MOST- 600

All this work should be carried out to be satisfaction of the Licenced Engineer competent to certify the quality of work.



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Appendix - II

Additional Specification for laying water supply

Ductile / Cast iron pipe line of 100 mm dia. minimum should be laid for each road If any major Development plan / Regional plan road is passing, through the sanctioned layout a pilot line of 150 mm. dia. should be laid and all branches of 100 mm. dia. should be taken from such pilot line, sluice valve. Fire hydrants at suitable places as suggested by the Municipal Engineer should be provided. All pipes to be used for this purpose should be of minimum L.A. / A class confirming Indian Standard Specification No. IS./1536-1989 or IS-1537-1989. All fittings specials shall confirm to IS-1538-1989.

The item including labour & material should be carried out as per standard specification No. BD-V-1. Page 541.

Appendix III

Specification for laying & joining drainage lines.

Connecting house hold drainage system to Municipal drainage.

Wherever there are pipes / gutters constructed by the Municipality, the house hold drainage should be joined to such gutters by providing half round or V-Shape channels of suitable dia, size, before joining there should be a inspection chamber suitably covered of 2.0" x 1.6" size to intercept ground but on the ground of plot holder. Such open gutters should be constructed as per standard specification No. BD-V-43 / page 574./ Page 571 and inspection chamber as per standard specification No. BD-V-43 / page 574

Wherever there is under ground drainage provided by the Municipality the house drainage should be properly connected to Municipal sewerage system. This item should be carried out as per standard specification of (B & D) Department of Government of Maharashtra Specification No. BD - V 43, Page 574

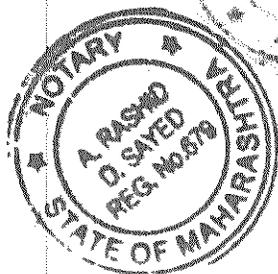


Exhibit-O

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Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Application for Consent/ Authorisation

Sir,
I/We hereby apply for*

1. Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.
2. Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.
3. Authorization/renewal of authorization under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 in connection with my/our/existing/proposed/altered/ additional manufacturing/processing activity from the premises as per the details given below.

Consent Information

UAN No:
MPCB-CONSENT-0000025901

Application submitted on:
28-04-2017

Industry Information

Consent To:
Establish (New)

IIN No.:

Submit to:
SRO - Pimpri-Chinchwad

Type of institution:
Industry

Industry Type:
O21 Building and construction project more than 20,000 sq. m built up area

Category:
Orange

Scale:
L.S.I

EC Reqd.
No

EC Obtained
No

EC Ref. No.
-

Whether construction-buildup area is more than 20,000 sq.mtr.(Existing Expansion Unit)

No

General Information

1. Name, designation, office address with Telephone/Fax numbers, e-mail of the Applicant Occupier/Industry/Institution / Local Body.

Name
VISHAL SURENDRAKUMAR AGARWAL

Address
BRAMHA HOUSE, 250/251 M. G. ROAD, PUNE

Designation
DIRECTOR

Taluka
HAVELI

Area
PUNE CAMP

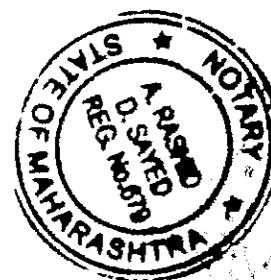
District
Pune

Telephone
8888886666

Fax
020-26345656

Email
scaria@bramharealty.in

Pan Number
AAECB3480E



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2. (a) Name and location of the industrial unit/premises for which the application is made (Give revenue Survey Number/Plot number name of Taluka and District, also telephone and fax number)

Industry name

BRAMHA LEISURES PVT. LIMITED

Location of Unit

Pimpri

Survey number/Plot Number

209/A/2, CTS No. 4702

Taluka

Haveli

District

Pune

(b) Details of the planning permission obtained from the local body/Town and Country Planning authority/Metropolitan Development authority/ designated Authority.

Planning permission

Pimpri Chinchwad Municipal Corporation

Planning Authority

Pimpri Chinchwad Municipal Corporation

Name of the local body under whose jurisdiction the unit is located and Name of the licence issuing authority

Name of Local Body

Pimpri Chinchwad Municipal Corporation

Name of the licence issuing authority

Pimpri Chinchwad Municipal Corporation

3. Names, addresses with Telephone and Fax Number of Managing Director / Managing Partner and officer responsible for matters connected with pollution control and/or Hazardous waste disposal.

Name of Managing Director

VISHAL SURENDRAKUMAR AGARWAL

Telephone number

8888886666

Fax number

Officer responsible for day to day business

VISHAL SURENDRAKUMAR AGARWAL

4. (a.) Are you registered Industrial unit ?

Yes

Registration number

U55101PN2009PTC134096 DATED 08/06/2009

Date of registration

Jun 8, 2009

5. Gross capital investment of the unit without depreciation till the date of application (Cost of building, land, plant and machinery). (To be supported by an affidavit/undertaking on Rs.20/- stamp paper, annual report or certificate from a Chartered Accountant for proposed unit(s), give estimated figure)

Gross capital (in Lakh)

13268.00

*** Verified**

Undertaking

*** Terms**

1

*** Consent Fee**

265360.00

6. If the site is located near sea-shore/river bank/other water bodies/Highway, Indicate the crow fly distance and the name of the water body, if any.

Distance From

SH/NH

Distance(Km)

0.05

*** Name**

Mumbai-Pune Highway

River

0.80

Pawana

Human Habitation

0.15

Religious Place

0.20

Historical Place

13.00

Creek/Sea

0.00

--NA--

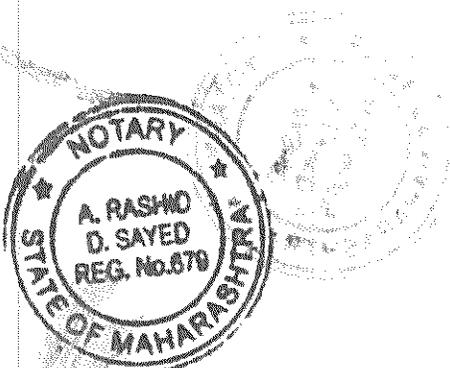
6b. Enter Latitude and Longitude details of site

Latitude

18.626631

Longitude

73.804086



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7. Does the location satisfy the Requirements Under relevant Central/State Govt. Notification such as Coastal Regulation Zone, Notification on Ecologically Fragile Area, Industrial Location policy, etc. If so, give details.

Location	Approved Industry Area	Sensitive Area	If Yes, Name Of Area	Industry Location with Reference to CRZ
NA	No	No	NA	

8. If the site is situated in notified industrial estate,

		Details
(a) Whether effluent collection, treatment and disposal system has been provided by the authority.	No	
(b) Will the applicant utilize the system, if provided.	No	
(c) If not provided, details of proposed arrangement.	Provision of STP of Capacity 200KLD	

9.

(a) Total plot area (in square meter)	(b) Built up area and (in square meter)	(c) Area available for the use of treated sewage/ trade effluent for gardening/irrigation. (in square meter)
9337.67	51358.46	1400.6

10. Month and year of commissioning of the Unit.

2017-10-23

11. Number of workers and office staff

Workers	staff	Hrs. of shift	Weekly off
30	3	8	Sunday

12.

(a) Do you have a residential colony Within the premises in respect of Which the present application is Made ?	No			
(b) If yes, please state population staying				
Number of person staying	Water consumption	Sewage generation	Whether is STP provided?	No
(c) Indicate its location and distance with reference to plant site.				
Number of person staying	Water consumption			

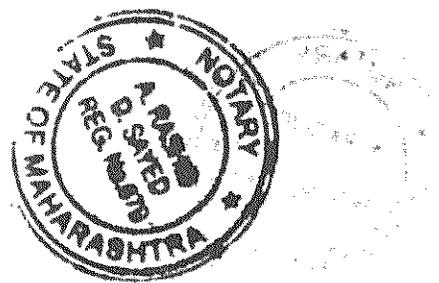
13. List of products and by-products Manufactured in tonnes/month, Kl/month or numbers/month with their types i.e.Dyes, drugs etc. (Give figures corresponding to maximum installed production capacity)

Products Name and Quantity

Product Name	UOM	Product Name	Existing	Consented	Proposed Revision	Total	Remarks
OTHERS	--NA--	This is Building Construction Project	0	0	0	0	This is Building Construction Project

Products Name and Quantity

Product Name	UOM	Quantity	Remarks
This is Building Construction Project	--NA--	0	This is Building Construction Project



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14. List of raw materials and process chemicals with annual consumption corresponding to above stated production figures, in tonnes/month or kl/month or numbers/month.

Name of Raw Material	UOM	Quantity	Hazardous Waste	Hazardous Chemicals	Remarks
This is Building Construction Project	--NA--	0	No	No	This is Building Construction Project
This is Building Construction Project	--NA--	0	No	No	This is Building Construction Project

15. Description of process of manufacture for each of the products showing input, output, quality and quantity of solid, liquid and gaseous wastes, if any from each unit process.

This is Building Construction Project

Part B : Waste Water aspects

16. Water consumption for different uses (m3/day)

Purpose	Consumption	Effluent Generation	Treatment	Remarks	Disposal	Remarks
Domestic Purpose	209.1	188.2	STP	Generated sewage will be treat in STP of capacity 200 KLD	Recycle	Recycled water will be reuse for landscaping & flushing purpose
Water gets Polluted & Pollutants are Biodegradable	0	0	--NA--		--NA--	
Water gets Polluted, Pollutants are not Biodegradable & Toxic	0	0	--NA--		--NA--	
Industrial Cooling, spraying in mine pits or boiler feed	0	0	--NA--		--NA--	
Others						

17. Source of water supply, Name of authority granting permission if applicable and quantity permitted.

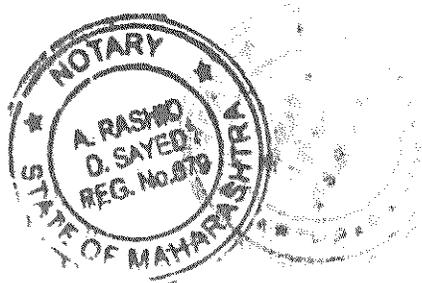
Source of water supply	Name of authority granting permission	Quantity permitted
Pimpri-Chinchwad Municipal Corporation	Pimpri-Chinchwad Municipal Corporation	210

18. Quantity of waste water (effluent) generated (m3/day)

Domestic	Boiler Blowdown	Industrial	Cooling water blowdown
209.1	0	0	0
Process	DM Plants/Softening	Washing	Tail race discharge from
0	0	00	0

* 19. Water budget calculations accounting for difference between water consumption and effluent generated.

Water Consumption: 209.1 KLD,
Sewage Generation: 188.2 KLD,
STP Capacity: 200 KLD, Treated water gen



20. Present treatment of sewage/canteen effluent (Give sizes/capacities of treatment units).

Capacity of STP (m3/day)

200

Treatment unit	Size (mxm)	Retention time (hr)
Equalization Tank	4.8	6
Aeration Tank	4.0	5.3
Sludge Holding Tank	5.0	6

21. Present treatment of trade effluent (Give sizes/capacities of treatment units) (A schematic diagram of the treatment scheme with inlet/outlet characteristics of each unit operation/process is to be provided. Include details of residue Management system (ETP sludges)

Capacity of ETP (m3/day)

0

Treatment unit	Size (mxm)	Retention time (hr)
0	0	0

22.

(i) Are sewage and trade effluents mixed together? No
 If yes, state at which stage-Whether before, intermittently or after treatment. NA

23. Capacity of treated effluent sump, Guard Pond if any.

Capacity of treated effluent sump (m3) 200

Effluent sump/Guard pond details No

If yes, state at which stage-Whether before, intermittently or after treatment. No

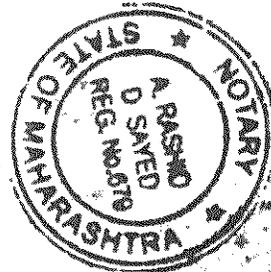
24. Mode of disposal of treated effluent With respective quantity, m3/day

(i) into stream/river (name of river)	NA	(ii) into creek/estuary (name of Creek/estuary)	NA
(iii) into sea	NA	(iv) into drain/sewer (owner of sewer)	106 KLD
(v) On land for irrigation on owned land/ase land. Specify cropped area.	NA	(vi) Connected to CETP	NA
(vii) Quantity of treated effluent reused/ recycled, m3/day Provide a location map of disposal arrangement indicating the outler(s) for sampling. Treated effluent reused / recycled (m3/day)	169.4		

25. (a) Quality of untreated/treated effluents (Specify pH and concentration of SS, BOD,COD and specific pollutants relevant to the industry. TDS to be reported for disposal on land or into stream/river.

Untreated Effluent

pH	6.5-8.5
SS (mg/l)	300
BOD (mg/l)	300
COD (mg/l)	600



TDS (mg/l) 800-900

Specific pollutant if any Name

Value

1

Treated Effluent

pH 7.0-8.0

SS (mg/l) <30

BOD (mg/l) <30

COD (mg/l) <100

TDS (mg/l) 250-300

Specific pollutant if any Name

Value

1

(b) Enclose a copy of the latest report of analysis from the laboratory approved by State Board/ Committee/Central Board/Central Government in the Ministry of Environment expected characteristics of the untreated/treated effluent

NA

26. Fuel consumption

Fuel Type	UOM	Fuel Consumption TPD/LKD	Calorific value
HSD	Ltr/Hr	50	6600
Ash content	Sulphur content	Quantity	Other (specify)
0.01	0.2	1	

27. (a) Details of stack (process & fuel stacks: D. G.)

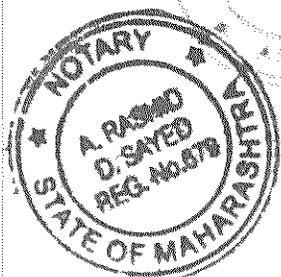
(a) Stack number(s)	(b) Stack attached to	(c) Capacity	(d) Fuel Type
1	DG Set	320 KVA	HSD
(e) Fuel quantity (Kg/hr.)	(f) Material of construction	(g) Shape (round/rectangular)	(h) Height, m (above ground level)
40	MS	Round	5m
(i) Diameter/Size, in meters	(j) Gas quantity, Nm ³ /hr.	(k) Gas temperature °C	(l) Exit gas velocity, m/sec.
0.100	260	200	6.2
(m) Control equipment preceding the stack	(n) Nature of pollutants likely to present in stack gases such as Cl ₂ , Nox, Sox TPM etc.	(o) Emissions control system provided	(p) In case of D.G. Set power generation capacity in KVA
0.150	PM, SO ₂ , NOX	Yes	320 KVA

27. (B) Whether any release of odoriferous compounds such as Mercaptans, Phorate etc. Are coming out from any storages or process house.

NA

28. Do you have adequate facility for collection of samples of emissions in the form of port holes, platform, ladder/etc. As per Central Board Publication "Emission regulations Part-III" (December, 1985)

Poart hole	No	Details
Platform	No	Details
Ladder	No	Details



29. Quality of treated flue gas emissions and process emissions. Quantity of treated flue gas emissions and process emissions.

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Sr. No	Stack attached to	Parameter	Concentration mg/Nm3	flow (Nm3/hr)
1	DG Set	PM, SO2	6.0	260

(Specify concentration of criteria pollutants and industry/process-specific pollutants stack-wise. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/Central Government in the Ministry of Environment & Forests. For proposed unit furnish expected characteristics of the emissions..

NA

Part - D: Hazardous Waste aspect

30. Information about Hazardous Waste Management as defined in Hazardous Waste (Management & Handling) Rules, 1989 as amended in Jan.,2000. Type/Category of Waste as per

Waste (Annually) Schedule I

Cat No	Type	Qty	UOM
5.1	5.1 Used /spent oil	50	Ltr/A
Max	Method of collection	Method of reception	Method of storage
	Manual	Through Authorized Vendor	Through Authorised Vendor
Method of transport	Method of treatment	Method of disposal	
Through Authorized Vendor	Through Authorised Vendor	Through Authorised Vendor	

Waste (Annually) Schedule II

31. Details about use of hazardous waste

Name of hazardous waste/Spent chemical	Quantity used/month	Party from whom purchased	Party to whom sold
Used Oil	4.1	Through Authorized Vendor	Through Authorized Vendor

32.

a. Details about technical capability and equipments available with the applicant to handle the Hazardous Waste

NA

b. Characteristics of hazardous waste(s) Specify concentration of relevant pollutants. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/Central Govt. in the ministry of Environment & Forests. For proposed units furnish expected characteristics

NA

33.

Copy of format of manifest/record Keeping practiced by the applicant.

NA

34.

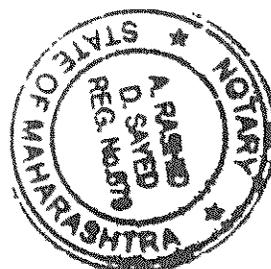
Details of self-monitoring (source and environment system)

NA

35.

Are you using any imported hazardous waste. If yes, give details.

NA



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36.

Copy of actual user Registration/certificate obtained from State Pollution Control Board/Ministry of Environment & Forests, Government of India, for use of hazardous waste.

NA

37.

Present treatment of hazardous waste, if any (give type and capacity of treatment units)

NA

38. Quantity of hazardous waste disposal

(i) Within factory

0

(ii) Outside the factory (specify location and enclose copies of agreement.)

0

(iii) Through sale (enclosed documentary proof and copies of agreement.)

0

(iv) Outside state/Union Territory, if yes particulars of (1 & 3) above.

0

(v) Other (Specify)

0

Part - E: Additional information

39.

a. Do you have any proposals to upgrade the present system for treatment and disposal of effluent/emissions and/or hazardous waste.

No

b. If yes, give the details with time- schedule for the implementation and approximate expenditure to be incurred on it.

NA

40.

Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc. (give figures separately for items implemented/to be implemented).

Capital Cost: 300 lakhs, O& M cost 80 lakhs

41.

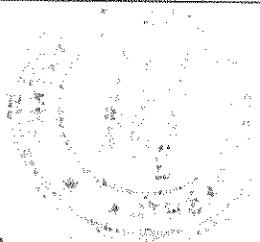
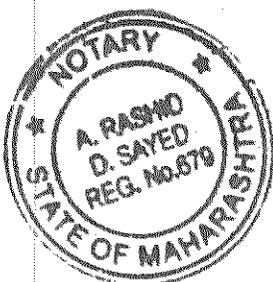
To which of the pollution control equipment, separate meters for recording consumption of electric energy are installed ?

STP, OWC

42.

Which of the pollution control items are connected to D.G. Set (captive power source) to ensure their running in the event of normal power failure

STP, OWC



43. Nature, quantity and method of disposal of non-hazardous solid waste generated separately from the process of manufacture and waste treatment. (Give details of area/capacity available in applicant's land)

Type	Quantity	UOM	Treatment	Disposal	Other Details
Biodegradable Waste	454.7	Kg/Day	Treated through OWC	Manure to Landscape	
Non Biodegradable Waste	459.6	Kg/Day	Collected through Local Body	Through Local Body	

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44. Hazardous Chemicals - Give details of Chemicals and quantities handled and Stored.

(i) Is the unit a Major Accident Hazard unit as per Mfg.Storage Import Hazardous Chemicals Rules ?

NA

(ii) Is the unit an isolated storage as defined under the MSIHC Rules ?

NA

(iii) Indicate status of compliance of Rules 5,7,10,11,12,13 and 18 of the MSIHC Rules.

NA

(iv) Has approval of site been obtained from the concerned authority?

NA

(v) Has the unit prepared an off-site Emergency Plan? Is it updated ?

NA

(vi) Has information on imports of Chemicals been provided to the concerned authority?

NA

(vii) Does the unit possess a policy under the PLI Act?

NA

45. Brief details of tree plantation/green belt development within applicant's premises (in hectares)

Open Space Availability	Plantation Done On	Number of Trees Planted
1400 Square meter	0 Square meter(0.0 %)	0

46.

Information of schemes for waste Minimization, resource recovery and recycling - implemented and to be implemented, separately.

Proposed STP to reuse waste water & Proposed OWC to treat biodegradable waste

47.

(a) The applicant shall indicate whether Industry comes under Public Hearing, if so, the relevant documents such as EIA, EMP, Risk Analysis etc. shall be submitted, if so, the relevant documents enclosed shall be indicated accordingly.

No

(b) Any other additional information that the applicants desires to give

NA

(c) Whether Environmental Statement submitted ? If submitted, give date of submission.

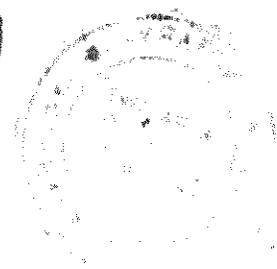
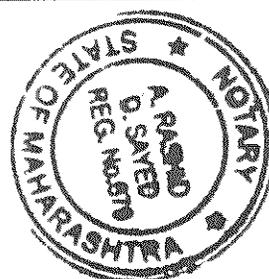
NA

48.

I/We further declare that the information furnished above is correct to the best of my/our knowledge.

49.

I/We hereby submit that in case of any change from what is stated in this application in respect of raw materials, products, process of manufacture and treatment and/or disposal of effluent, emission, hazardous wastes etc. In quality and quantity; a fresh application for Consent/Authorization shall be made and until the grant of fresh Consent/Authorization no change shall be made.



50.

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I/We undertake to furnish any other information within one month of its being called by the Board

Yours faithfully

Signature : VISHAL SURENDRAKUMAR AGARWAL
 Name : VISHAL SURENDRAKUMAR AGARWAL
 Designation : DIRECTOR

Additional Information

Air Pollution

Sr No.	Air Pollution Source	Pollutants	APCS Provided	Remark
1	DG Sets	PM, SO2, NOX	Yes	DG set will be use during electricity failure only

Separate EM Provided	Yes	Other Emission Sources	No
Measures Proposed	NA	Foul Smell Coming Out	No
Air Sampling Facility Details	NA		

D.G. Set Details

Description	Capacity(KVA)	Remarks
1 DG Set	320	DG set will be install as per CPCB norms

Hazardous Waste Generation

Hazardous Waste	Quantity	UOM	Treatment	Disposal	Other Details
5.1 Used /spent oil	40	Ltr/A	Through Authorized Vendor	Through Authorized Vendor	Through Authorized Vendor

CHWTSDF Details

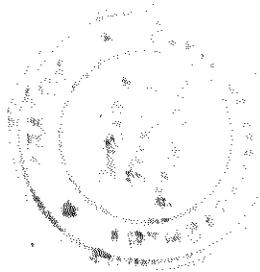
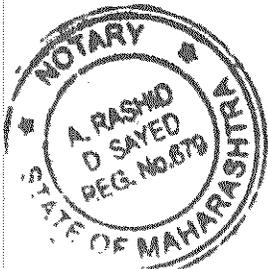
Member of CHWTSDF	CHWTSDF Name	Remarks

Cess Details

Cess Applicable	Cess Paid	If Yes, UpTo
No	No	Jan 1 1900 12:00:00:000AM

Legal Actions

Legal Action Taken	Legal Record Of Company	Legal Action Details	Remarks
No			



MAHARASHTRA POLLUTION CONTROL BOARD

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Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023518
Email : rone@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



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

Infrastructure /LSI

Consent order No: Format 1.0/BO/RO-HQ/CC-17/0000347

Date: 21/10/2017

To,
M/s. Bramha Leisure Pvt Ltd
Plot No. 200/A/2, CTS No. 4702, Pimpri,
Tal. Haveli, Dist. Pune.

Subject: Consent to Establish for Commercial Project in Red Category.

Ref :

1. Previous consent to establish granted for vide no. Format 1.0/BO/CAC-cell/EIC-PN-22272-14/E/CAC-2604 dated 10/03/2015.
2. Minutes of Consent Committee meeting held on 05/08/2017.

Your application MPCB-CONSENT-0000025901 Dated: 28/04/2017

For: Consent to Establish for Commercial Project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 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 is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 132.68 Crs. (As per C.A. Certificate submitted by project proponent)
3. The Consent to Establish is valid for Commercial Project by M/s. Bramha Leisure Pvt. Ltd., at Plot No. 209/A/2, CTS No. 4702, Pimpri, Tal. Haveli, Dist. Pune for total plot area of 9337.67 Sq.Mtrs and total construction build up area 51358.46 Sq.Mtrs including utilities and services as per Commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trades effluent	NIL	NA	NA
2.	Domestic effluent	188.2	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	320 KVA	1	As Per Schedule -II

UAN no. 0000025901, M/s. Bramha Leisures Pvt Ltd.

Page 1 of 6



6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	454.7 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	459.6 Kg/Day	-	Handed over to authorized agency
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 submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA notification, 2006 and amendments thereto.

As per Para 2 of EIA notification dated 14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II (D) dated 19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.

13. The consent to establish granted vide no. Format 1.0/BO/CAC-cell/EIG-PN-22272-14/E/CAC-2604 dated 10/03/2015 is hereby revoked.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. P. Anbalagan, IAS)
Member Secretary

Maharashtra Pollution Control Board

Received Consent fee of-

Sr. No.	Amount (Rs.)	Transaction No.	Date	Drawn On
1	265360.00	ANBH17119726277	29/04/2017	Andhra Bank

Copy to:

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



Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install of Sewage Treatment Plant (STP) with the design capacity of 200 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 27°C)	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 install online monitoring system for BOD, TSS and flow at the outlet of STP.

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 thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent 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	209.1

[Handwritten Signature]



Schedule-II

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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 Mts.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1	DG Set (320 KVA)	Acoustic enclosure	5	HSD	40	Lit/Hr	-	-

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

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

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

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

Maharashtra Pollution Control Board





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Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards not to take effective steps prior to obtaining EC and Compliance of consent conditions	COU or 5 Years	5 Years

[Handwritten signature]

Maharashtra Pollution Control Board



General Conditions

- 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 obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

[Handwritten Signature]



बीपी/पिंपरी/७६/२०१६ दि. २०/११/१६

पिंपरी चिंचवड महानगरपालिका, पिंपरी ४११ ०१८.

(यापुढील पत्र व्यवहारात खालील मुद्द्यांक व दिनांक यांचा उल्लेख करावा.)

(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे सदर उल्लेख/घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

(कमन्समेट सर्टिफिकेट)

बांधकाम चालू करणेकरिता दाखला

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ ची कलम ४५ यातील तरतुदीप्रमाणे आणि महाराष्ट्र महानगरपालिका अधिनियम २०१२ ची कलमे (सेक्शनस) २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८.

क्रमांक - बी. पी. / पिंपरी / १३६ / २०१८

दिनांक : ३१ / ०३ / २०१८

श्री / श्रीमती / मे. ~~कॉम्प्लेन व्हीपीजी लि. यांचे नॉन सं. वेण्णावी हेवी कन्स्ट्रक्शन~~
~~कविता श्री. रामकुमार अगववाल (कु. मु. धा)~~

द्वारा : ला. आ. / ला. स. श्री. ~~भाभिजित गायकवाड~~

~~गायकवाड अवेन्यु बिल्डिंग भाय बी भाय रोड औद्योगिक~~ यांना
 पिंपरी चिंचवड महानगरपालिका यांजकडून

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ४५ आणि महाराष्ट्र महानगरपालिका अधिनियम कलमे (सेक्शनस) २५३ व २५४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे - ~~पिंपरी~~

येथील सर्व्हे नं. २०९ / श्री. २ सिटी सर्व्हे नं. ४७०२

प्लॉट नं. मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक २९ / ११ / २०१६

रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमूद अटींवर व जादा अट क्र. ते नुसार तुम्हास संमतीपत्र देण्यात येत आहे.

- सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- जोत्यापर्यंत काम आल्यानंतर नगर नगररचना व विकास विभागाकडून सेटबॅक तपासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.
- ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचा भोगवटा दाखला मागण्यापूर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण विकसकाने करावयाचे आहे तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- इमारतीचा भोगवटा दाखला देतांना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- आपण संबंधित बांधकाम हे महाराष्ट्र महानगरपालिका अधिनियम २०१२ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून सक्षम अधिकाऱ्याची पूर्व परवानगी न घेता सुरु केल्याबद्दल / तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशास पूर्व परवानगी न घेता बांधकाम केल्याबद्दल, इमारतीचे भोगवटा पत्रक न घेता भोगवटा केल्याबद्दल, आपणाविरुद्ध नियमानुसार दंडात्मक कार्यवाही करण्याचा म.न.पा. चा हक्क राखून ठेवला आहे.
- बांधकाम साहित्य अथवा जुन्या बांधकामाचा निघालेला राडारोडा सार्वजनिक रस्त्यावर मनपा चे परवानगी शिवाय ठेवता येणार नाही जर हे साहित्य सार्वजनिक जागेवर ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास नियंत्रण नियमावलीतील तरतुदीनुसार निवासी वापरासाठी रु. २५/- वाणिज्य वापरासाठी रु. ५०/- प्रति चौ.मी. प्रमाणे प्रति सप्ताहासाठी दंड आकारण्यात येईल.
- पाणी पुरवठा, जलनिःसारण, उद्यान, अग्निशामक इत्यादि आवश्यक विभागाचे नोंद घेतून दाखले इकडे सादर करावेत.
- इमारतीच्या तळमजल्यावर गाळेधारकाच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल.
- विकास आराखड्यातील रस्ता रुंदीने बाधीत क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात येणे बंधनकारक आहे.
- इमारतीच्या सलोह कॉन्क्रीट (आर.सी.सी.) कामाच्या सर्व बाजूकडील आधार लु. आकारासाठी लाकडांचा वापर करू नये त्यासाठी लोखंडी आधारांचा वापर करणे बंधनकारक राहिल.

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- १३) इंडियन सोसायटी ऑफ स्ट्रक्चरल इंजिनिअर्स, पुणे ३०. या संस्थेकडील मान्यताप्राप्त स्ट्रक्चरल इंजिनिअर्सची इमारतीच्या कामासाठी नेमणूक करण्यात यावी तसेच सदरचे काम स्वीकारल्याबाबतचे स्ट्रक्चरल इंजिनिअर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामास सुरुवात करू नये.
- १४) भुखंडाच्या संबंधित सहामाही अखेरचा कर भरल्याचा करसंकलन विभाग मनपा यांचेकडील दाखला / पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १५) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्र. ११.३.१.५ नुसार तरतुदीचे अधिन विकसीत करणे बंधनकारक आहे त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- १६) विकास आराखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.न.पा. चे नावे लावून तसा ७/१२ चा उतारा / सुधारित मालमत्तापत्रक व मोजणी नकाशा, भाग अथवा पूर्ण भोगवटापत्रक घेणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सदरहू रस्तारुंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतः करणे आवश्यक आहे अथवा मनपाच्या त्यावेळेच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १७) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा / मालमत्ता पत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १८) प्रस्तुत प्रकरणातील भुखंडाचे एकत्रिकरण नगर भूमापन कार्यालयाकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागाला सादर करणे आवश्यक आहे.
- १९) ३०० चौ. मी. वरील क्षेत्राचे भूखंडावरील इमारतीसाठी (दाटवस्ती क्षेत्र वगळून) रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- २०) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्र. ९.१ नुसार योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. योबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार / हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करण्याची जबाबदारी विकसक / अर्जदार यांचेवर राहिल. त्याची मनपास कोणत्याही प्रकारे तोषीस लागू देणार नाही. या अटीवर सदरहू बांधकाम चालू करण्याचे संमतीपत्र मंजूर करण्यात येत आहे.
- २१) साईटवरील सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय उपलब्ध करणे विकसकावर बंधनकारक आहे.
- २२) इमारतीमध्ये पुरविण्यात आलेल्या पार्किंगचे क्षेत्र गाळेधारकांसाठी विनामोबदला उपलब्ध करून देणे विकसकावर बंधनकारक राहिल. याबाबत कोणतीही तक्रार आल्यास त्याचे निराकरण करण्याची जबाबदारी विकसकाची राहिल.
- २३) मा. उपविभागीय अधिकारी / तहसिलदार यांचेकडून वर्ग १ साठी जमिनीची विनिश्चिती दाखला तसेच वर्ग २ साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येऊ नये.
- २४) म्हाडास द्यावयाच्या सदनिका, पुर्णत्वानंतर म्हाडाकडे हस्तांतरीत झाल्यावरच उर्वरीत इमारतींना भाग / संपूर्ण भोगवटा दाखला देण्यात येईल.
- २५) भूखंडावरील एकूण बांधकाम क्षेत्र (F.S.I.+NON F.S.I) ५,००० चौ.मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- २६) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- २७) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवा शर्ती) अधिनियम १९९६ व कंत्राटी कामगार (नियम आणि निर्मुलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण (Welfare) विषयक कायद्यातील तरतुदीची पूर्तता करून घेणे बंधनकारक आहे.
- २८) बांधकाम/व्यवसायिक/विकसक जागा मालक यांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक असून त्या बाबतची कागदपत्रे सादर केल्याशिवाय जोते तपासणी दाखला देणेत येणार नाही.
- २९) मा. जिल्हाधिकारी, पुणे यांची खनिकर्ण शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म/कावि/८७७/२०१६ दि.३१/०३/२०१६ नुसार विकसकाने बांधकामासाठी लागणारे गौण खनिज हे अधिकृतरीत्या जाहिर केलेल्या व परवानगी दिलेल्या दगड, खडी, मुरूम, माती, वाळू, परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- ३०) भूखंडातील बांधकामाचे क्षेत्र (Construction area) ५००० चौ.मी. पेक्षा जास्त असल्यास Ministry of Environment, Forest and Climate Change यांचेकडील दि.९ डिसेंबर २०१६ चे Notification मधील अटी व शर्तीचे पालन करणे बंधनकारक राहिल.

स्थळ प्रतीवर मा. सह शहर
अभियंता यांची स्वाक्षरी असे

उप/कार्यकारी अभियंता

पिंपरी चिंचवड महानगरपालिका

सह शहर अभियंता
पिंपरी चिंचवड महानगरपालिका

सहा. मंडलाधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाधेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्रधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सोदागर / वाकड / रावेत / रहाटणी / थेरगाव.
करसंकलन विभाग, मुख्य कार्यालय
मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकर नगर, पुणे ४११ ००१. (MHADA)
मा. उपसंचालक, नगररचना व विकास विभाग, पि.चि.मनपा, पिंपरी-१८

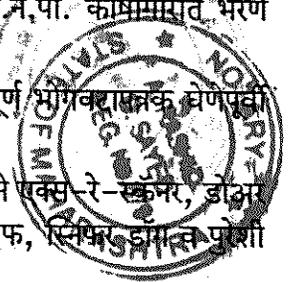


काही महत्वाच्या सूचना

बांधकामास आरंभ करण्याच्या १० दिवस अगोदर महानगरपालिकेला कळवावे, तसे न केल्यास त्याची जबाबदारी अर्जदारावर राहिल.

जागा वापरण्यास सुरुवात करण्यासंबंधी

- १) महाराष्ट्र महानगरपालिका अधिनियममधील २६३ अन्वये विकसकाने बांधकाम पूर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटा पत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे म्हणजे मा. शहर अभियंतास अगर त्यांनी नेमलेल्या अधिकाऱ्यास जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. याविरुद्ध वर्तन करणारा संबंधित विकसक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २) प्लॉटमधून जाणाऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती ह्या या दाखल्याने दिलेली नाही.
- ३) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास अगर हानी पोहोचू नये. त्याविषयी जबाबदारी विकसकावर आहे, या संमतीपत्राने दुसऱ्या कोणत्या अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी विकसकावर राहिल.
- ४) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल.
- ५) दाखला एक वर्षाकरिता अस्तित्वात राहिल. सदर संमतीपत्राप्रमाणे काम एक वर्षानंतर करणे असल्यास नवीन अर्ज करून संमतीपत्राची मुदत वाढवून घेतली गेली पाहिजे व असे संमतीपत्र मिळाल्यानंतर बांधकाम सुरु करावे.
- ६) विशेष प्रसंगी महानगरपालिकेने लेखी आज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे, त्यात या संमतीवरून बाधा येत नाही.
- ७) बांधकाम चालू करण्यापुर्वी महानगरपालिकेकडून नळास पाण्याचा मीटर बसवून घेतला पाहिजे.
- ८) उंचीप्रमाणे इमारतीस टाक्यापर्यंत पाणी चढविण्यासाठी योग्य पंपाची व हौदाची सोय आवश्यक आहे. पाण्याच्या दाबाविषयी महानगरपालिका जबाबदार नाही, महानगरपालिकेच्या नळास पाण्याचे प्रेशर कमी असल्यामुळे इमारतीच्या वरील मजल्यावर पाणी चढू शकणार नसल्यास संपूर्ण इमारतीस योग्य व पुरेशा प्रमाणात पाणीपुरवठा होण्याच्या दृष्टीने पाण्याचा साठा करण्यासाठी इमारती भोवतालच्या मोकळ्या जागेत विकसकास मा. शहर अभियंता अथवा संबंधित अधिकारी सांगतील त्या मापाचा, डिझाईनचा व स्पेसिफिकेशन्सचा हौद बांधावा लागेल व त्या हौदात म्युनिसिपल मेन वॉटर लाईनपासून पाणी आणून हौदात सोडावे लागेल, तसेच सदर हौदाच्या वरील स्लॅब टॉप, जमिनीपासून किमान ०.३० मी. व कमाल ०.४० मी. उंच ठेवण्यात यावा. त्याचप्रमाणे सदर हौदातील पाणी इलेक्ट्रिक पंप बसवून व डाऊन टेक पाईपच्या सहाय्याने इमारतीच्या प्रत्येक मजल्यावर पुरेशा पाणीपुरवठा होईल, अशी जरूर ती तजवीज विकसकास करावी लागेल. सदरच्या टाकीचा आकार मा. शहर अभियंता अथवा संबंधित अधिकारी ठरवतील याप्रमाणे असला पाहिजे. विजेचा पुरवठा विकसक तयार असताना ही वीज कंपनीकडून मिळत नसल्यास डिझेल ऑईलच्या अगर पेट्रोलच्या सहाय्याने चालणारे इंजिन बसवून पाणी वरच्या मजल्यावर पंप करण्याची व्यवस्था विकसकास करावी लागेल. या शर्तीप्रमाणे पंप बसवून पाणी पुरवठ्याची तजवीज विकसकाने केल्याशिवाय बांधकामाचा भोगवटा दाखला दिला जाणार नाही.
- ९) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके हौद अगर कारंजे खोदण्याचे अगर बांधण्याचे काम करू नये. गलीट्रॅप्स, उघडी गटारे यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे. हौदात केरकचरा न जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात सुलभपणे काढता येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्कींग) पाईपला चांगल्यापैकी वायरगेजचे संरक्षण असावे. हद्दीवरील भिंतीवर फुटक्या बाटल्याचे तुकडे बसवू नयेत. फ्लशिंग संडासचे अगर इतर संडासाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी. उंचीचे असावे.
- १०) संबंधित भूखंडाबाबतचा रस्ता, वीज, ड्रेनेज इ. विकासकामे महानगरपालिकेच्या स्पेसिफिकेशनप्रमाणेच करणे बंधनकारक आहे.
- ११) नियोजित बांधकाम रेल्वेच्या हद्दीपासून ३० मीटरच्या आत येत असल्यास रेल्वे खात्याकडील ना हरकत दाखला सादर करावा.
- १२) इमारतीच्या भोगवटा दाखल्यासाठी अर्ज करते समयी प्रथमतः उर्वरित विकास शुल्क म. न. पा. कोषागारात भरून पावती सादर करावी. उर्वरित विकास शुल्कावर द. सा. द. शे. १८% दराने अथवा महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतूदीनुसार कमेन्समेंट सर्टिफिकेटवरील दिनांकापासून व्याज म. न. पा. कोषागारात भरणे बंधनकारक राहिल.
- १३) इमारतीच्या उद्वाहकाबाबत सक्षम अधिकारी यांचेकडील चालविण्याची अनुज्ञाप्ती, संपूर्ण भोगवटापत्रक घेणेपूर्वी सादर करणे आवश्यक राहिल. त्याखेरीज लिफ्टचा वापर करू नये.
- १४) मॉल्स, थिएटर, मल्टीप्लेक्स, हॉटेलस, करमणूक केंद्र अशा इमारतींना सुरक्षिततेच्या दृष्टीने पॅन्स-रे-स्कॅनर, डॉम फ्रेम मेटल डिटेक्टर, हॅण्ड हेल्ड मेटल डिटेक्टर, सी. सी. टी. व्ही कॅमेरे व प्रशिक्षित स्टाफ, स्पेसिफिक इमारत पुरेशी निकासद्वारे ठेवणे विकसक यांचेवर बंधनकारक राहिल.



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- १५) १ हेक्टर व त्यापेक्षा जास्त क्षेत्र असणाऱ्या निवासी प्रकल्पाचे व मल्टीप्लेक्स, मॉल्स इमारतींमध्ये दर्शनी ठिकाणी मनपाच्या KIOSK/ATM केंद्रासाठी २.४० मी. X २.४० मी. मोजमापाची खोली बांधून मनपाचे ताब्यात विनामूल्य देणे विकसक यांचेवर बंधनकारक राहिल.
- १६) विकास नियंत्रण नियमावलीतील सुधारीत नियम क्र. २३.३ नुसार नियमात नमूद केलेल्या क्षमतेची सौर उर्जेवर चालणारी व उष्णजल संयंत्रे (Solar Water Heating System) बसविणे बंधनकारक आहे. त्याशिवाय भोगवटा दाखला दिला जाणार नाही.
- १७) डॅग्यु, चिकन गुन्या, मलेरिया इ. डासांचे वाढीवर नियंत्रण ठेवणेसाठी बांधकामाचे साईटवर साठवलेले पाण्याचे टाक्यांवर झाकण असणे बंधनकारक आहे. तसेच साठवलेले पाण्याचे टाकीचे परिसरात साचलेल्या पाण्याचा निचरा करण्याची व्यवस्था नियमितपणे करणे विकसकावर बंधनकारक राहिल. तसेच सादर ठिकाणी नियमितपणे मलेरिया ऑईल, एंबेट फवारणी इ. डास प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहिल.
- १८) बांधकाम / व्यावसायिक / विकसक जागा मालक यांनी बांधकामावर काम करणाऱ्या कामगार वर्गाचा (Insurance) विमा काढणे बंधनकारक असून त्या बाबतची कागदपत्रे सादर केल्याशिवाय जोते तपासणी दाखला देण्यात येणार नाही.

विकसकाचा / मालकाचा पत्ता

बांधकामाच्या साईटचा पत्ता

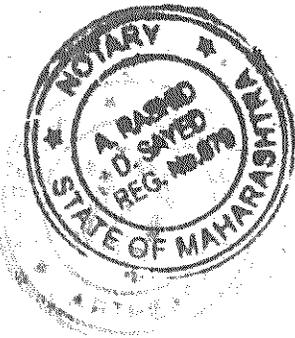
मोबाईल क्र. _____

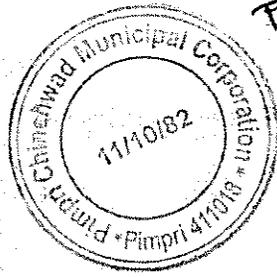
पिंपरी अ.न. २०८/अ/२

पत्ता अ.न. २०८/अ/२

पि.अ.न. २०८/२

पिंपरी पुणे १८





Office of the,
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune - 411 018.
No. : BP / Layout / Pimpri / 36 / 2018
Date : 31 / 03 / 2018

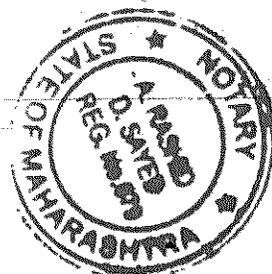
ORDER

Sub. : Layout's No. 209/A/2 C.T. S. No. _____
Village Pimpri Tal. : Haveli / Mulshi _____
Sanctioning of the _____

Ref : 1) Application dated 29/11/2017 from L. A. Abhvit Gajikar
The applicant Mr. / Mrs. / Smt. Ramkumar Agarwal (PWA) through
Behalf of M/S. Vishnudevi construction has requested above sanctioning the.
(PWA) M/s Crompton Greaves Ltd. layout of the mentioned notes land.

The City Engineer, Pimpri Chinchwad Municipal Corporation, is therefore pleased to sanction the plan subject to the conditions mentioned below and as amendment shown in red on the plan.

- 1) The layout should be demarcated on the site with boundary stones by the occupant and got measured through the L. R. Department/City Survey Office.
- 2) That the occupant shall complete the construction of roads and make the plots ready for development within a period of one year from the date of this order.
- 3) That no sale or lease of plot in layout will be permitted and no building permission in any plot in the layout will be granted unless the construction work of internal roads, approach roads and open space is completed.
- 4) That the purchasers / occupant of the land shall not construct any building thereon unless N. A. permission under section 44 of Maharashtra Land Revenue Code 1968 is obtained and building plans are got approved.
- 5) All the plots in the layout shall be used for residential purpose only and the use shall be as per D.C.R. of P.C.M.C.
- 6) No Plots should admeasure less than the minimum area prescribed as per the Table No. 27 in D.C.R. of P.C.M.C after actual measurement.
- 7) The open space in the layout shall admeasure not less than 10% of the total area after for any other purpose other than playground, garden etc. as per D.C. rule No. 11.3 and as per 11.3.1.5 shall be handed over to P.C.M.C.
- 8) All the roads in the layout shall be constructed on site before disposing any of the plots to the satisfaction of City Engineer and according to the specification attached herewith vide Appendix-I, Appendix-II & Appendix-III.



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- 9) That the colony roads along with Development plan roads if any passing.
- 10) That the water lines are held as per specifications enclosed as Appendix II herewith and to the satisfaction of the City Engineer.
- 11) That the drainage is connected to the Municipal drainage system when the same will be available in the vicinity of the colony (As per instructions in Appendix III enclosed herewith)
- 12) That the dustbins are provided as per instructions and to the satisfaction of the Sanitary inspector.
- 13) That electric poles with street light are provided as per instructions and to the satisfaction of the City Engineer.
- 14) That the open spaces mentioned in the layout will not be taken in possession by the Municipal corporation unless the same are properly leveled, planted with trees and properly compound and developed.
- 15) Infringements of any of the above condition shall render the holder liable to such penalties as may be fixed in this behalf by the Municipal Corporation under the provision of B.P.M.C. Act 1949 and M.R.T.P. Act 1966, or to their corresponding law as for the time being in force.
- 16) The existing approach road shown on layout plan shall be owned and constructed on site to the satisfaction of City Engineer and according to the satisfaction attached herewith vide Appendix-I before applying for the building permission.
- 17) Development Charges of land and building will be recovered at the time of sanctioning of building plans.

City Engineer

Pimpri Chinchwad Municipal Corporation
Pimpri - 411 018.

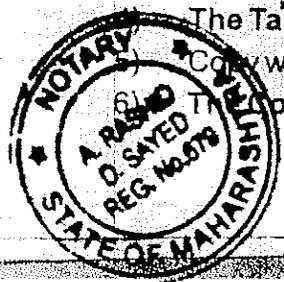
O. C. Signed by
Joint City Engineer

[Signature]
 For Joint City Engineer
 Building Permission Dept.
 PCMC, Pimpri, Pune-18

[Signature]

- C.C. 1) Mr. Abhisit Upadhyay (with sanctioned Plan)
- 2) The Deputy Director of the Town Planning P.C.M.C., Pimpri 18.
 - 3) The District Instructor of Land Record, Poona -1
The Tahsildar, Haveli, Poona

Copy with a copy of sanctioned plan submitted to
The Collector of Pune (R.B.) Pune to favour of information.



Appendix - I

Detailed specifications for construction of GSB and WMM roads, The surfaces should be as under.
(for width of road shown on layout plan)

S. No.	Width shown on layout Plan	Width of Actual Surface	Width of Side berms
1.	100'.0" (30mtr.)	62'.0" (20mtr.)	24'.0" (8.0mtr.)
2.	80'.0" (25mtr.)	52'.0" (17mtr.)	24'.0" (6.5mtr.)
3.	60'.0" (18mtr.)	42'.0" (14mtr.)	10'.0" (3.0mtr.)
4.	50'.0" (16mtr.)	32'.0" (11mtr.)	10'.0" (3.0mtr.)
5.	45'.0" (14mtr.)	32'.0" (11mtr.)	06'.0" (2.0mtr.)
6.	40'.0" (13mtr.)	25'.0" (08mtr.)	06'.0" (2.0mtr.)
7.	30'.0" (10mtr.)	22'.0" (07mtr.)	05'.0" (1.75mtr.)
8.	25'.0" (08mtr.)	17'.0" (05mtr.)	04'.0" (1.25mtr.)
9.	20'.0" (07mtr.)	13'.0" (04mtr.)	04'.0" (1.25mtr.)

Specification of each of sub-item stand above shall be as under vide standard specification of ministry of shipping road transport & highways.

S.No.	Sub Item of Work	Specification No.
1.	Granular sub base.....	MOST- 401
2.	Water mix macudom Grade - I & II	MOST- 406
3.	Concrate Roads.....	MOST- 600

All this work should be carried out to be satisfaction of the Licenced Engineer competent to certify the quality of work.



Appendix - II

Additional Specification for laying water supply

Ductile / Cast iron pipe line of 100 mm dia. minimum should be laid for each road If any major Development plan / Regional plan road is passing, through the sanctioned layout a pilot line of 150 mm. dia. should be laid and all branches of 100 mm. dia. should be taken from such pilot line, sluice valve. Fire hydrants at suitable places as suggested by the Municipal Engineer should be provided. All pipes to be used for this purpose should be of minimum L.A. / A class conforming Indian Standard Specification No. IS./1536-1989 or IS-1537-1989. All fittings specials shall confirm to IS-1538-1989.

The item including labour & material should be carried out as per standard specification No. BD-V-1. Page 541.

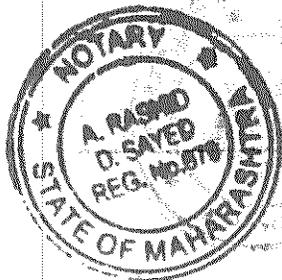
Appendix III

Specification for laying & joining drainage lines.

Connecting house hold drainage system to Municipal drainage.

Wherever there are pipes / gutters constructed by the Municipality, the house hold drainage should be joined to such gutters by providing half round or V-Shape channels of suitable dia, size, before joining there should be a inspection chamber suitably covered of 2.0" x 1.6" size to intercept ground but on the ground of plot holder. Such open gutters should be constructed as per standard specification No. BD-V-43 / page 574./ Page 571 and inspection chamber as per standard specification No. BD-V-43 / page 574

Wherever there is under ground drainage provided by the Municipality the house drainage should be properly connected to Municipal sewerage system. This item should be carried out as per standard specification of (B & D) Department of Government of Maharashtra Specification No. BD - V 43, Page 574



पिंपरी चिंचवड महानगरपालिका, पिंपरी-४११०१८.

(नियोजित विकसन दाखला)



नागरी व प्रशासकीय सेवेसाठी आयएसओ ९००१:२००८ प्राप्त संस्था

प्रति,

मे.ब्रम्हा लेझर्स प्रा.लि.
तर्फे संचालक श्री. विशाल आगरवाल

द्वारा ला.आर्कि. श्री. संग्राम साळुंके
ए.जी.टेक्नॉलॉजी पार्क औंध,पुणे

विषय - नियोजित विकसन दाखला.

संदर्भ - १.मुळ बांधकाम परवानगी क्र.बीपी/पिंपरी/१९/२००८,दि.२८/०३/२००८

२.सुधारीत बांधकाम परवानगी क्र.बीपी/पिंपरी/१५/२०१३,दि.०९/०४/२०१३

सुधारीत बांधकाम परवानगी क्र. बीपी/पिंपरी/६४/२०१५,दि.३०/०९/२०१५

सुधारीत बांधकाम परवानगी क्र. बीपी/पिंपरी/७६/२०१६, दि. २४/११/२०१६

सुधारीत बांधकाम परवानगी क्र. बीपी/पिंपरी/३६/२०१८, दि. ३१/०३/२०१८

३.मा.प्रधान सचिव पर्यावरण विभाग महाराष्ट्र शासन मुंबई यांचेकडील
परीपत्रक क्र.एसईआयएए- २०१४/सीआर, ०२/टीसी-३, दि.३०/१/२०१४

४. मा. आयुक्त यांचेकडील दि. ०८/०५/२०१४ चा मान्य प्रस्ताव

५. मे.ब्रम्हा लेझर्स प्रा.लि. तर्फे संचालक श्री. विशाल आगरवाल ला.आर्कि. श्री. श्री. संग्राम साळुंके
यांचा दि. २१/०६/२०१८ चा अर्ज

महाशय,

मा.शहर-अभियंता पिंपरी चिंचवड महानगरपालिका यांसकडून - पिंपरी चिंचवड महानगरपालिका, हद्दीतील गांव-पिंपरी, तालुका-हवेली, जि. पुणे, स.नं.२०९/ए/२, सि.स.नं. ४७०२ मधील भुखंडावर नियोजित विकसनासाठी आपण अर्ज केलेला आहे. त्यास अनुसरून खालील अटीस अधिन राहून आपल्या वरील प्रस्तावास नियोजित विकसन दाखला देणेत येत आहे.

१. सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (मा.SEACS व SEIAA पर्यावरण व वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.

२. सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसुन अर्जदाराने त्यासाठी स्वतंत्रपणे परवानगी घेणे बंधनकारक राहिल.

३. अर्जदाराने नगर भुमापन कार्यालय पिंपरी चिंचवड, पुणे यांचेकडील मोजणी नकाशानुसार भुखंडाच्या हद्दी कायम करणे आवश्यक राहिल.

४. सोबतचा नकाशाव त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.

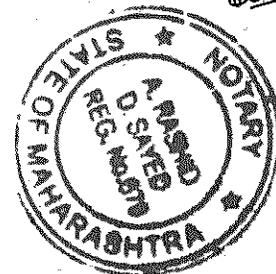
स्थळ प्रतीवर मा. सह शहर
अभियंता यांची स्वाक्षरी असे

सह शहर-अभियंता
पिंपरी चिंचवड महानगरपालिका
पिंपरी, पुणे ४११०१८

प्रत- १. अर्जदार श्री. संग्राम साळुंके

२. उपसंचालक नगररचना, पि.चिं.म.न.पा.

३. नगर भुमापन कार्यालय पिंपरी चिंचवड, पुणे







Office of the
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune – 411018.

No.: BP/ Layout/Pimpri/ENV/ 11 2018

Date: 4/10/2018

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LAYOUT ORDER

Sub.:- Sanctioning of the Layout plan of buildings at S.No. 209/1/2 C.T.S.No. 4702
Village- Pimpri, Taluka-Haveli, Pune.

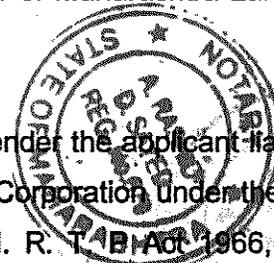
Ref.:- 1) Application dated 18/07/2016 From the applicant M/s. Bramha leasures Pvt. Ltd.
through Director Mr. Vishal Agarwal.

2) Circular No. SEIAA – 2014/CR.02/TC.3, dated 30th January, 2014, from The Principal
Secretary, Environment Department & MS, SEIAA, Government of Maharashtra,
MantralayaAnnexe, Mumbai – 400 032.

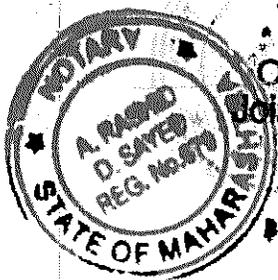
The applicant M/s. Bramha leasures Pvt. Ltd. through Director Mr. Vishal Agarwal requested for
sanctioning the layout plan of the buildings at S.No. 209/1/2 C.T.S.No. 4702 Village-
Pimpri, Taluka-Haveli, Pune. in light of the circular referred above Sr. No. 2.

The Commissioner, Pimpri Chinchwad Municipal Corporation, is therefore pleased to sanction
the layout plan of buildings subject to the conditions mentioned below and as amendment
shown in red on the layout plan.

- 1) This layout is sanctioned only for the purpose of submission to the State level Expert
Appraisal Committees (SEACs) and submission to the State level Environment
Assessment Authority (SEIAA) constituted by The Ministry of Environment and Forests,
Government of India, for obtaining environmental clearance, and for submission to the
Collector, Pune for obtaining N. A. Permission.
- 2) This sanction does not entitle the applicant to carry out any development of the said land.
- 3) The sanction to the layout plan with building plans and commencement certificate shall be
obtained by the applicant from the PimpriChinchwad Municipal Corporation, after obtaining
the above said environmental clearance and before starting any development on the said
land.
- 4) No sale or lease of the plot /land / tenements in the layout shall be permitted and no
building permission in any plot in the layout shall be granted unless the environmental
clearance is obtained.
- 5) The applicant shall not construct any building thereon prior to obtaining environmental
clearance, although the N A permission under section 44 of Maharashtra Land Revenue
Code 1966 is obtained.
- 6) Infringements of any of the above said conditions shall render the applicant liable to such
penalties as may be fixed in this behalf by the Municipal Corporation under the provisions
of Maharashtra Municipal Corporation Act. 2012 and M. R. T. B. Act 1966, or to their
corresponding law as for the time being in force.



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- 7) Scrutiny fees and land development charges shall be paid at the time of sanctioning this layout. Building development charges and other charges, as applicable will be recovered at the time of getting sanction to the layout plan with building plans and commencement certificate.
 - 8) The layout should be demarcated on the site with boundary stones by the occupant and got measured through the L.R. Department/City Survey Office.
 - 9) All the plots in the layout shall be used for specified purpose only and the use shall be as per development Control rule of PimpriChinchwad Municipal Corporation.
 - 10) No Plots should admeasure less than the minimum area prescribed as per the Table No. 27 in development Control rule of PimpriChinchwad Municipal Corporation after actual measurement.
 - 11) The open space in the layout shall admeasure not less than 10% of the total area after for any other purpose other than playground, garden etc.
 - 12) All the roads in the layout shall be constructed on site before disposing any of the plots to the satisfaction of City Engineer and according to the specification attached herewith vide Appendix-1
 - 13) That the dustbins are provided as per instructions and to the satisfaction of the chief Health officer of PimpriChinchwad Municipal Corporation.
 - 14) That electric poles with street light are provided as per instructions and to the satisfaction of the City Engineer.
 - 15) That the open spaces mentioed in the layout will not be taken in possession by Municipal Corporation unless the same are properly leveled planted with trees and properly fenced and developed.
 - 16) Infringements of any of the above condition shall render the holder liable to such penalties as may be fixed in this behalf by the Municipal Corporation under the provision of Maharashtra Municipal Corporation Act. 2012 and M.R.T.P. Act 1966, or to their corresponding law as for the time being in force.
 - 17) The existing approach road shown on layout plan shall be owned and constructed on site to the satisfaction of City Engineer and according to the satisfaction attached herewith vide Appendix-I before applying for the building permission.



O. G. Signed by
Joint City Engineer


Joint City Engineer

Building Permission Dept.

PimpriChinchwad Municipal Corporation

Pimpri, Pune - 411018

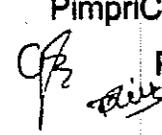


Exhibit R

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Agenda for 77th Meeting of SEAC-3	
SEAC Meeting number: 77 Meeting Date December 5, 2018	
Subject: Environment Clearance for Proposed Commercial development Project namely Bramha Sky Uzuri by Bramha Leisures Pvt.Ltd.	
Is a Violation Case: No	
1.Name of Project	BRAMHA SKY UZURI
2.Type of institution	Private
3.Name of Project Proponent	Mr. Vishal Agarwal
4.Name of Consultant	Building Environment India Pvt. Ltd.
5.Type of project	Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Sr.No. 209/A/2
9.Taluka	Haveli
10.Village	Pimpri
Correspondence Name:	Bramha Leisures Pvt.Ltd.
Room Number:	NA
Floor:	1st
Building Name:	250-251, Bramha House
Road/Street Name:	M.G.Road
Locality:	Camp
City:	Pune
11.Whether in Corporation / Municipal / other area	PCMC
12.IOD/IOA/Concession/Plan Approval Number	Sanctioned from PCMC
	IOD/IOA/Concession/Plan Approval Number: BP/Layout/Pimpri/ENV/1/2018 Dated 04/10/2018
	Approved Built-up Area: 54667.89
13.Note on the Initiated work (If applicable)	Work initiated below 20000 sq.m., withdrawal of Violation Letter from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	7729.66 Sq.M.
16.Deductions	0
17.Net Plot area	7729.66 Sq.M.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 21689.80
	Non FSI area (sq. m.): 32969.09
	Total BUA area (sq. m.): 54667.89
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 21689.80
	Approved Non FSI area (sq. m.): 32969.09
	Date of Approval: 04-10-2018
19.Total ground coverage (m2)	3881.71
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50.2 % of net plot area
21.Estimated cost of the project	1326800000
22.Number of buildings & its configuration	

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Page 1 of 12	Name: श्री अनिल काले Signature:  Shri. Anil Kale (Chairman SEAC-III)
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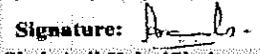
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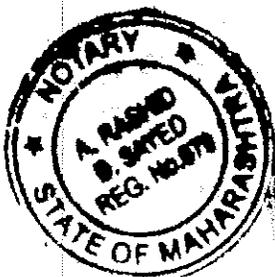
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing A	3 B+GF+UG+10 Floor	38.25
2	Wing B	3B+LG+UG+11 Floor	39.95
3	Wing C	3B+LG+UG+11 Floor	39.95
4	Club House	G+1	6.65
23. Number of tenants and shops	Wing A & B - 274 Nos. Office and 44 Nos. Shops and Wing B - 2 Nos. Restaurant Wing C - 131 Nos. Rooms, 2 Nos. Restaurant & 5 Nos. Banquets		
24. Number of expected residents / users	Shops & Offices - 2533 Nos., Restaurants - 1024 Nos., Service Rooms - 262 Nos. Total - 3819 Nos.		
25. Tenant density per hectare	5520.29		
26. Height of the building(s)			
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 M		
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 M		
29. Existing structure (s) if any	NA		
30. Details of the demolltion with disposal (If applicable)	NA		

31. Production Details

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

32. Total Water Requirement

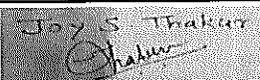
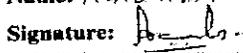
 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Name: K a t e A n i l K a l e Signature:  Shri. Anil Kale (Chairman SEAC-III)
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Dry season:	Source of water	PCMC
	Fresh water (CMD):	195.770
	Recycled water - Flushing (CMD):	73.735
	Recycled water - Gardening (CMD):	12
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD) :	269.505
	Fire fighting - Underground water tank(CMD):	400
	Fire fighting - Overhead water tank(CMD):	60
	Excess treated water	132.564
Wet season:	Source of water	PCMC
	Fresh water (CMD):	195.770
	Recycled water - Flushing (CMD):	73.735
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD) :	269.505
	Fire fighting - Underground water tank(CMD):	400
	Fire fighting - Overhead water tank(CMD):	60
	Excess treated water	144.565
Details of Swimming pool (If any)	C-Wing swimming pool(6.81 x 9.35)+ jacuzzi (6.29 x 4.00) + kids pool(6.29 x 4.00) at fourth floor The average depth of Swimming Pool: 1) Main pool of C-Wing 750mm 2) Kids pool 600mm and 3) Main pool of Open Space 1200mm	

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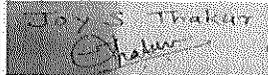
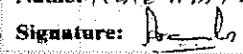
 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Page 3 of 12	Name: K 97 E R 1177 D Signature:  Shri. Anil Kale (Chairman SEAC-III)
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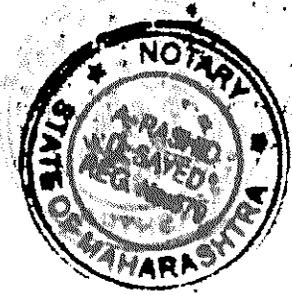


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33. Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
34. Rain Water Harvesting (RWH)	Level of the Ground water table:			12 m BGL					
	Size and no of RWH tank(s) and Quantity:			NA					
	Location of the RWH tank(s):			NA					
	Quantity of recharge pits:			6					
	Size of recharge pits :			3 m x 2 m x 3 m					
	Budgetary allocation (Capital cost) :			12 Lacs					
	Budgetary allocation (O & M cost) :			0.3 Lacs/yr.					
	Details of UGT tanks if any :			1 no. for Wing A & B 380.637 KLD 1 no. for Wing C 439.620 KLD.					
35. Storm water drainage	Natural water drainage pattern:			East To West					
	Quantity of storm water:			26 m ³					
	Size of SWD:			600 mm x 600 mm					
36. Sewage and Waste water	Sewage generation in KLD:			242.555					
	STP technology:			MBBR TECHNOLOGY					
	Capacity of STP (CMD):			2 NOS. 1 FOR Wing A & B - 110 KLD AND 1 FOR Wing C - 140 KLD					
	Location & area of the STP:			Near Wing C , Area - 130 Sq.m.					
	Budgetary allocation (Capital cost):			86.05 Lacs					
	Budgetary allocation (O & M cost):			22.75 Lacs/yr.					

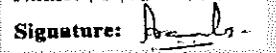
 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Page 4 of 12	Name: K A N A L E Signature:  Shri. Anil Kale (Chairman SEAC-III)
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37. Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total excavation generated during pre construction and construction phase - 78961 Cum out of which reused at site 10156 Cum and remaining 68805 Cum handed over to Authorized vendor
	Disposal of the construction waste debris:	Construction waste includes waste concrete, excavated soil, broken bricks, waste plaster, metallic scrap etc. Construction debris will be used for base course preparation and excess will be hand over to Authorized vendor
Waste generation in the operation Phase:	Dry waste:	739 Kg/day
	Wet waste:	793 Kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	33 Kg/day
	Others if any:	E-Waste - 3688 kg/year
Mode of Disposal of waste:	Dry waste:	Collected & Disposed by local body (swath)
	Wet waste:	Treated in organic waste composting and used as manure.
	Hazardous waste:	Send to Authorized vendor
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as manure for gardening purposes
	Others if any:	NA
Area requirement:	Location(s):	Near Wing C
	Area for the storage of waste & other material:	27.3 Sq.M.
	Area for machinery:	40.2 Sq.M.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	27.50 Lacs
	O & M cost:	5.9 Lacs/yr.

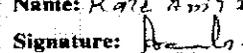
38. Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

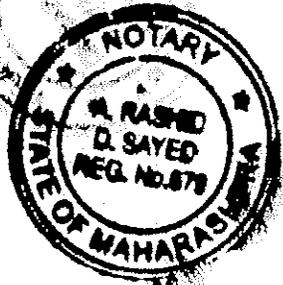
 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Page 5 of 12	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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39. Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40. Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
41. Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
42. Source of Fuel		Not applicable					
43. Mode of Transportation of fuel to site		Not applicable					
44. Green Belt Development		Total RG area :	1695.39 Sq.M.				
		No of trees to be cut :	0				
		Number of trees to be planted :	78 Nos.				
		List of proposed native trees :	78 nos.				
		Timeline for completion of plantation :	2 Years				
45. Number and list of trees species to be planted in the ground							
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance			
1	Nyctanthes Arbor-Tortis	Parijatak	5	Small deciduous fast growing, beautiful flowers.			
2	Bahunia Variegata	Mountain Ebony	3	Flowering plant, Deciduous beautiful tree among all indian trees, rich and stimulating perfume.			
3	Michellia Champaca	Sonchaffa	3	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant			
4	Anthocephalus Kadamba	Kadamba	4	Shady, large deciduous tree, fast growing graceful tree, ball shaped flowers.			
5	Dalbergia Sisoo	Shisoo	3	Fast growing medium to large hardy deciduous rosewood.			
6	Azadirakta Indica	Neem	2	Fast growing large tree, evergreen good for roadside plantation, draught resistant, shade giving tree.			

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Page 6 of 12	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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7	Mangifera Indica	Mango	3	Flowering and Fruit growing tree, dense, nesting for avi fauna.. Suitable for all types of soil. Medium logging to water tolerance.
8	Cassia Fistula	Bahawa	3	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant.
9	Ailanthus Excelsa	Maharukh	3	Softwood tree. one of the best tree used to trap Suspended Particulate Matter (SPM)
10	Lagerstromia Speciosa	Tamhan	4	Medium sized Tree, Beautiful Purple flower
11	Ficus Microcarpa	Nandruk	4	Shady Tree
12	Syzygium cumuni	Jambhul	4	Evergreen, Slow growing
13	Murraya koenigii	Curry Leaves	4	Butterfly Host Plant
14	Phyllanthus emblica	Awala	5	Deciduous tree with edible fruits
15	Prunus dulcis	Almond	4	The base of various drinks which are supposed to have cooling properties.
16	Bombax ceiba	katesavar	5	Is an important medicinal plant of tropica
17	Tabobiya	Roble	7	Leaves are compound, digitate and deciduous. Each leaf has five leaflets of variable size, the middle one being the largest.
18	Delonix regia	Gulmohar	3	Gulmohar trees are mainly grown for shade an ornamental value.
19	Saraca asoka	Ashoka	2	Shady tree with red-yellow flowers
20	Total		78	

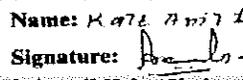
46.Total quantity of plants on ground

47.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	NA	NA	NA

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 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Page 7 of 12	Name: K. A. L. Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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48. Energy

Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	200 kW
	DG set as Power back-up during construction phase	2 x 82.5 kVA
	During Operation phase (Connected load):	4681 kVA
	During Operation phase (Demand load):	3210 kVA
	Transformer:	3 x 630 kVA, 1 x 315 kVA, 1 x 1.5 MVA
	DG set as Power back-up during operation phase:	2 x 1010 kVA , 2 x 750 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

49. Energy saving by non-conventional method:

- Using high efficient equipment & BEE Certified Motors for Water pumps
- Use of Variable speed drives for Lifts
- Use of CFL / T-5 Fittings & Electronic Ballast in Common area
- Use of LED Fittings in Lighting of lift lobby or passages
- Use of solar based lighting systems in common areas.
- Using VFD for Fan and pump for STP
- Using high efficient equipment & BEE Certified Motors for Basement ventilation
- Solar based Hot water systems

50. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Solar Water Heating System, solar based lighting systems in common areas , CFL / T-5 Fittings & Electronic Ballast in Common area	48.63 %

51. Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Waste water generation from Proposed project	Not applicable	Proposed STP having capacity 110 KLD and 140 KLD with MBBR Technology
Wet Waste from the proposed project	Not applicable	Proposed 2 nos. OWC having capacity 500 and 375 kg/day
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	NA
	O & M cost:	NA

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Page 8 of 12	Name: <i>Kale Anil D</i> Signature: <i>Anil D Kale</i> Shri. Anil Kale (Chairman SEAC-III)
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52.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	-	3
2	Site Sanitation & Safety	-	5
3	Environmental Monitoring	-	3
4	Drinking water facility	-	2
5	Personnel Protective Equipment & Health Checks-Ups	-	5
6	Total	-	18

SEAC-MINUTES-0000001521



Joy S. Thakur
Joy S. Thakur

Joy S. Thakur (Secretary
SEAC-III)

SEAC Meeting No: 77 Meeting Date: December
5, 2018 (SEIAA-STATEMENT-0000001773)
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12

Name: K. A. Kale
Signature: *K. A. Kale*
Shri. Anil Kale (Chairman
SEAC-III)



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b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water harvesting	-	12	0.3
2	STP	-	86.05	22.75
3	Landscape & Tree Plantation	-	30.17	4.82
4	Energy Saving	-	28	4.2
5	Solar Water Heating	-	22	3.3
6	Swimming Pool	-	63	9
7	Environmental monitoring	-	0	8
8	Organic waste composting	-	27.50	5.90
9	Total	-	268.72	58.27

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

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

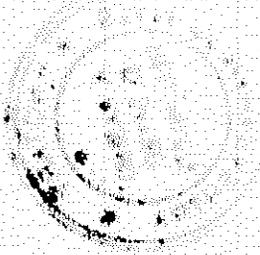
53. Any Other Information

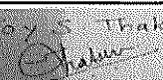
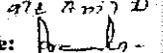
No Information Available

54. Traffic Management

Nos. of the junction to the main road & design of confluence:	NA
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SEAC



 Jay S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 77 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000001521	Page 10 of 12	Name: K A N I L K A L E Signature:  Shri. Anil Kale (Chairman SEAC-III)
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Parking details:	Number and area of basement:	3 Nos. 9544.03 Sq.M.
	Number and area of podia:	NA
	Total Parking area:	14885.65 Sq.M.
	Area per car:	Provided as per NBC
	Area per car:	Provided as per NBC
	Number of 2-Wheelers as approved by competent authority:	2176
	Number of 4-Wheelers as approved by competent authority:	263 + 100 (Mechanical parking)
	Public Transport:	NA
Width of all Internal roads (m):	Min.6 M	

SEAC-MINUTES-0000001521

Joy S. Thakur
Thakur

Joy S.Thakur (Secretary
SEAC-III)

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Name: K. S. Anil D.

Signature: Anil D.

Shri. Anil Kale (Chairman
SEAC-III)



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CRZ/ RRZ clearance obtain, if any:	NA
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
Category as per schedule of EIA Notification sheet	Category B
Court cases pending if any	NA
Other Relevant Informations	Withdrawal of Violation from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
Have you previously submitted Application online on MOEF Website	Yes
Date of online submission	30-06-2016

Brief information of the project by SEAC

PP remained absent. The proposal was deferred.

DECISION OF SEAC

PP remained absent. The proposal was deferred.

Specific Conditions by SEAC:

1) Nil.

FINAL RECOMMENDATION

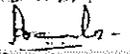
Kindly find SEIAA decision above.

SEAC-MINUTES-000001521


 Joy S. Thakur (Secretary
 SEAC-III)

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 5, 2018 (SEIAA-STATEMENT-000001773)
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Name: K A L A N D
 Signature: 
 Shri. Anil Kale (Chairman
 SEAC-III)

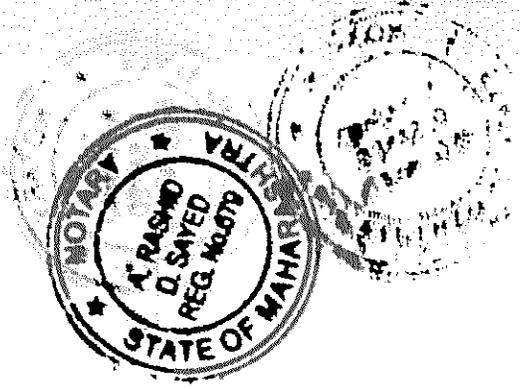
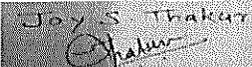


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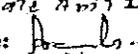
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86th SEAC-III Day 01	
SEAC Meeting number: 86 Meeting Date April 24, 2019	
Subject: Environment Clearance for Proposed Commercial development Project namely Bramha Sky Uzuri by Bramha Leisures Pvt.Ltd.	
Is a Violation Case: No	
1.Name of Project	BRAMHA SKY UZURI
2.Type of Institution	Private
3.Name of Project Proponent	Mr. Vishal Agarwal
4.Name of Consultant	Building Environment India Pvt. Ltd.
5.Type of project	Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Sr.No. 209/A/2
9.Taluka	Haveli
10.Village	Pimpri
Correspondence Name:	Bramha Leisures Pvt.Ltd.
Room Number:	NA
Floor:	1st
Building Name:	250-251, Bramha House
Road/Street Name:	M.G.Road
Locality:	Camp
City:	Pune
11.Area of the project	PCMC
12.IOD/IOA/Concession/Plan Approval Number	Sanctioned from PCMC
	IOD/IOA/Concession/Plan Approval Number: BP/Layout/Pimpri/ENV/1/2018 Dated 04/10/2018
	Approved Built-up Area: 54667.89
13.Note on the initiated work (If applicable)	Work initiated below 20000 sq.m., withdrawal of Violation Letter from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	7729.66 Sq.M.
16.Deductions	0
17.Net Plot area	7729.66 Sq.M.
18 (a).Proposed Built up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 21689.80
	b) Non FSI area (sq. m.): 32969.09
	c) Total BUA area (sq. m.): 54667.89
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 21689.80
	Approved Non FSI area (sq. m.): 32969.09
	Date of Approval: 04-10-2018
19.Total ground coverage (m2)	3881.71
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50.2 % of net plot area
21.Estimated cost of the project	1326800000
22.Number of buildings & its configuration	


Joy S.Thakur (Secretary SEAC-III)

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Name: KATE ANIL D
Signature: 
Shri. Anil Kale (Chairman SEAC-III)



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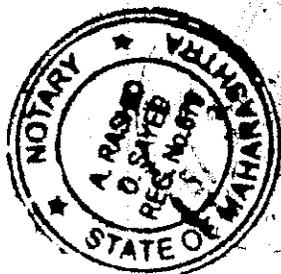
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing A	3 B+GF+UG+10 Floor	38.25
2	Wing B	3B+LG+UG+11 Floor	39.95
3	Wing C	3B+LG+UG+11 Floor	39.95
4	Club House	G+1	6.65
23. Number of tenants and shops	Wing A & B - 274 Nos. Office and 44 Nos. Shops and Wing B - 2 Nos. Restaurant Wing C - 131 Nos. Rooms, 2 Nos. Restaurant & 5 Nos. Banquets		
24. Number of expected residents / users	Shops & Offices - 2533 Nos., Restaurants - 1024 Nos., Service Rooms - 262 Nos. Total - 3819 Nos.		
25. Tenant density per hectare	5520.29		
26. Height of the building(s)			
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 M		
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 M		
29. Existing structure (s) if any	NA		
30. Details of the demolition with disposal (If applicable)	NA		

31. Production Details

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

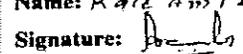
32. Total Water Requirement

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019	Page 70 of 165	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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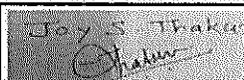
Dry season:	Source of water	PCMC								
	Fresh water (CMD):	195.770								
	Recycled water - Flushing (CMD):	73.735								
	Recycled water - Gardening (CMD):	12								
	Swimming pool make up (Cum):	3								
	Total Water Requirement (CMD) :	269.505								
	Fire fighting - Underground water tank(CMD):	400								
	Fire fighting - Overhead water tank(CMD):	60								
	Excess treated water	132.564								
Wet season:	Source of water	PCMC								
	Fresh water (CMD):	195.770								
	Recycled water - Flushing (CMD):	73.735								
	Recycled water - Gardening (CMD):	0								
	Swimming pool make up (Cum):	3								
	Total Water Requirement (CMD) :	269.505								
	Fire fighting - Underground water tank(CMD):	400								
	Fire fighting - Overhead water tank(CMD):	60								
	Excess treated water	144.565								
Details of Swimming pool (If any)	C-Wing - Swimming pool(6.81 x 9.35)+ jacuzzi (6.29 x 4.00) + kids pool (6.29 x 4.00) at fourth floor The average depth of Swimming Pool: 1) Main pool of C-Wing 750mm 2) Kids pool 600mm and 3) Main pool of Open Space 1200mm									
33.Details of Total water consumed										
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)			
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total	
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019	Page 71 of 165	Name: KALE Anil D Signature:  Shri. Anil Kale (Chairman SEAC-III)
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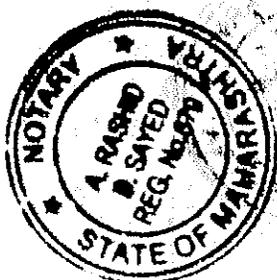
34. Rain Water Harvesting (RWH)	Level of the Ground water table:	12 m BGL
	Size and no of RWH tank(s) and Quantity:	NA
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	6
	Size of recharge pits :	3 m x 2 m x 3 m
	Budgetary allocation (Capital cost) :	12 Lacs
	Budgetary allocation (O & M cost) :	0.3 Lacs/yr.
	Details of UGT tanks if any :	1 no. for Wing A & B 380.637 KLD 1 no. for Wing C 439.620 KLD.
35. Storm water drainage	Natural water drainage pattern:	East To West
	Quantity of storm water:	26 m ³
	Size of SWD:	600 mm x 600 mm
Sewage and Waste water	Sewage generation in KLD:	242.555
	STP technology:	MBBR TECHNOLOGY
	Capacity of STP (CMD):	2 NOS. 1 FOR Wing A & B - 110 KLD AND 1 FOR Wing C - 140 KLD
	Location & area of the STP:	Near Wing C , Area - 130 Sq.m.
	Budgetary allocation (Capital cost):	86.05 Lacs
	Budgetary allocation (O & M cost):	22.75 Lacs/yr.
36. Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total excavation generated during pre construction and construction phase - 78961 Cum out of which reused at site 10156 Cum and remaining 68805 Cum handed over to Authorized vendor.
	Disposal of the construction waste debris:	Construction waste includes waste concrete, excavated soil, broken bricks, waste plaster, metallic scrap etc. Construction debris will be used for base course preparation and excess will be hand over to Authorized vendor
Waste generation in the operation Phase:	Dry waste:	739 Kg/day
	Wet waste:	793 Kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	33 Kg/day
	Others if any:	E-Waste - 3688 kg/year


Joy S. Thakur (Secretary
SEAC-III)

SEAC Meeting No: 86 Meeting Date: April 24,
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Name: *Kale Anil D*
Signature: *Anil D. Kale*
Shri. Anil Kale (Chairman
SEAC-III)



Mode of Disposal of waste:	Dry waste:	Collected & Disposed by local body (swachh)
	Wet waste:	Treated in organic waste composting and used as manure.
	Hazardous waste:	Send to Authorized vendor
	Blomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as manure for gardening purposes
	Others if any:	NA
Area requirement:	Location(s):	Near Wing C
	Area for the storage of waste & other material:	27.3 Sq.M.
	Area for machinery:	46.2 Sq.M.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	27.50 Lacs
	O & M cost:	5.9 Lacs/yr.

37. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

38. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable						

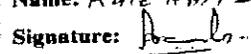
39. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

41. Source of Fuel	Not applicable
42. Mode of Transportation of fuel to site	Not applicable

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019	Page 73 of 165	Name: KATE ANIL D Signature:  Shri. Anil Kale (Chairman SEAC-III)
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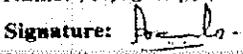


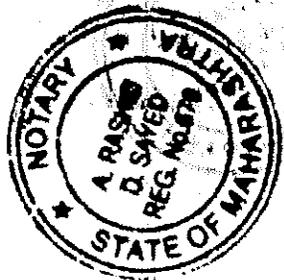
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43.Green Belt Development	Total RG area :	1695.39 Sq.M.
	No of trees to be cut :	0
	Number of trees to be planted :	78 Nos.
	List of proposed native trees :	78 nos.
	Timellne for completion of plantation :	2 Years

44.Number and list of trees species to be planted in the ground

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Nyctanthes Arbor-Tortis	Parijatak	5	Small deciduous fast growing, beautiful flowers.
2	Bahunia Variegata	Mountain Ebony	3	Flowering plant, Deciduous beautiful tree among all indian trees, rich and stimulating perfume.
3	Michellia Champaca	Sonchaffa	3	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant
4	Anthocephalus Kadamba	Kadamba	4	Shady, large deciduous tree, fast growing graceful tree, ball shaped flowers.
5	Dalbergia Sisoo	Shisoo	3	Fast growing medium to large hardy deciduous rosewood.
6	Azadirakta Indica	Neem	2	Fast growing large tree, evergreen good for roadside plantation, draught resistant, shade giving tree.
7	Mangifera Indica	Mango	3	Flowering and Fruit growing tree, dense, nesting for avi fauna.. Suitable for all types of soil. Medium logging to water tolerance.
8	Cassia Fistula	Bahawa	3	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant.
9	Ailanthus Excelsa	Maharukh	3	Softwood tree. one of the best tree used to trap Suspended Particulate Matter (SPM)
10	Lagerstromia Speciosa	Tamhan	4	Medium sized Tree, Beautiful Purple flower
11	Ficus Microcarpa	Nandruk	4	Shady Tree
12	Syzygium cumuni	Jambhul	4	Evergreen, Slow growing
13	Murraya koenigii	Curry Leaves	4	Butterfly Host Plant
14	Phyllanthus emblica	Awala	5	Deciduous tree with edible fruits
15	Prunus dulcis	Almond	4	The base of various drinks which are supposed to have cooling properties.

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019	Page 74 of 165	Name: श्री. अनिल काले Signature:  Shri. Anil Kale (Chairman SEAC-III)
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16	Bombax ceiba	katesavar	5	Is an important medicinal plant of tropica
17	Tabobiya	Roble	7	Leaves are compound, digitate and deciduous. Each leaf has five leaflets of variable size, the middle one being the largest.
18	Delonix regia	Gulmohar	3	Gulmohar trees are mainly grown for shade an ornamental value.
19	Saraca asoka	Ashoka	2	Shady tree with red-yellow flowers
20	Total	-	78	-

45.Total quantity of plants on ground

46.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	NA	NA	NA

47.Energy

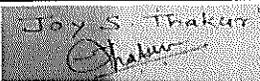
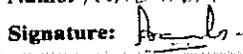
Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	200 kW
	DG set as Power back-up during construction phase	2 x 82.5 kVA
	During Operation phase (Connected load):	4681 kVA
	During Operation phase (Demand load):	3210 kVA
	Transformer:	3 x 630 kVA, 1 x 315 kVA, 1 x 1.5 MVA
	DG set as Power back-up during operation phase:	2 x 1010 kVA, 2 x 750 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

- Using high efficient equipment & BEE Certified Motors for Water pumps
- Use of Variable speed drives for Lifts
- Use of CFL / T-5 Fittings & Electronic Ballast in Common area
- Use of LED Fittings in Lighting of lift lobby or passages
- Use of solar based lighting systems in common areas.
- Using VFD for Fan and pump for STP
- Using high efficient equipment & BEE Certified Motors for Basement ventilation
- Solar based Hot water systems

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
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 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019	Page 75 of 165	Name: श्री. अनिल काले Signature:  Shri. Anil Kale (Chairman SEAC-III)
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1	Solar Water Heating System, solar based lighting systems in common areas, CFL / T-5 Fittings & Electronic Ballast in Common area	48.63 %
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50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Waste water generation from Proposed project	Not applicable	Proposed STP having capacity 110 KLD and 140 KLD with MBBR Technology
Wet Waste from the proposed project	Not applicable	Proposed 2 nos. OWC having capacity 500 and 375 kg/day

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	NA
	O & M cost:	NA

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	-	3
2	Site Sanitation & Safety	-	5
3	Environmental Monitoring	-	3
4	Drinking water facility	-	2
5	Personnel Protective Equipment & Health Checks-Ups	-	5
6	Total	-	18

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water harvesting	-	12	0.3
2	STP	-	86.05	22.75
3	Landscape & Tree Plantation	-	30.17	4.82
4	Energy Saving	-	28	4.2
5	Solar Water Heating	-	22	3.3
6	Swimming Pool	-	63	9
7	Environmental monitoring	-	0	8
8	Organic waste composting	-	27.50	5.90
9	Total	-	268.72	58.27

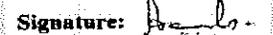
Joy S. Thakur


Joy S. Thakur (Secretary
SEAC-III)

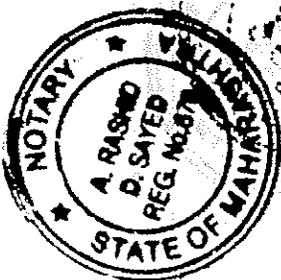
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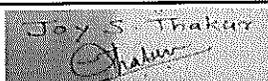
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Name: Anil D.

Signature: 

Shri. Anil Kale (Chairman
SEAC-III)



51.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)								
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation	
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
52.Any Other Information								
No Information Available								
53.Traffic Management								
	Nos. of the junction to the main road & design of confluence:	NA						
Parking details:	Number and area of basement:	3 Nos. 9544.03 Sq.M.						
	Number and area of podia:	NA						
	Total Parking area:	14885.65 Sq.M.						
	Area per car:	Provided as per NBC						
	Area per car:	Provided as per NBC						
	Number of 2-Wheelers as approved by competent authority:	2178						
	Number of 4-Wheelers as approved by competent authority:	263 + 100 (Mechanical parking)						
	Public Transport:	NA						
	Width of all Internal roads (m):	Min.6 M						
	CRZ/ RRZ clearance obtain, if any:	NA						
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ Inter-State boundaries	NA						
	Category as per schedule of EIA Notification sheet	Category B						
	Court cases pending if any	NA						
	Other Relevant Informations	Withdrawal of Violation from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015						
 Joy S.Thakur (Secretary SEAC-III)		SEAC Meeting No: 86 Meeting Date: April 24, 2019			Page 77 of 165		Name: <i>Kale Anil D</i> Signature: <i>Anil Kale</i> Shri. Anil Kale (Chairman SEAC-III)	



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	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	30-06-2016

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

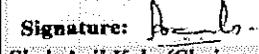
Environmental Impacts of the project	-
Water Budget	-
Waste Water Treatment	-
Drainage pattern of the project	-
Ground water parameters	-
Solid Waste Management	-
Air Quality & Noise Level issues	-
Energy Management	-
Traffic circulation system and risk assessment	-
Landscape Plan	-
Disaster management system and risk assessment	-
Socioeconomic impact assessment	-
Environmental Management Plan	-
Any other issues related to environmental sustainability	-

Brief information of the project by SEAC

PP submitted their application for prior Environmental clearance for total plot area of 7729.66 m², FSI area of 21689.80 m², Non FSI area of 32969.09 m² and total BUA of 54667.89 m².

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

DECISION OF SEAC

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019	Name: K A N A N I D Signature:  Shri. Anil Kale (Chairman SEAC-III)
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During discussion following points emerged:

1. PP to revise CER by deleting activities pertaining to (i) provision of scholarship to SSC students, (ii) donation to public library, and (iii) donation to orphan centre, with some asset creation activity. PP to submit details, vive, number, location etc pertaining to provision of RWH facility and solar panels.
2. PP to submit fire tender movement plan at all levels indicating slope and width. PP to submit cross sections of the same.
3. PP to revise parking layout pan by removing dependent parking. PP to submit parking statement showing total number of parking required and proposed as per DCR with area per car as per norms.
4. PP to submit basement approval plan.
5. PP to submit debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
6. PP to clarify excavation upto depth of 12 m with geo-hydrological report.
7. PP to submit details of air pollution control measures for emissions from kitchen.
8. PP to redesign STP of 140 KLD capacity for hotel.
9. PP to submit disaster management plan for hotel and restaurant.
10. PP to submit details of power requirement for commercial component.
11. PP to submit revised EMP incorporating components pertaining to hotel and restaurant.
12. PP to submit cross section of STP and OWC indicating adjoining boundary wall and open area.
13. PP to submit energy saving calculations.
14. PP to obtain and submit following NOC's: a) Water supply NOC with quantity, b) Drainage NOC, c) Non-biodegradable & E-waste waste disposal. d) Garden NOC.
15. PP to submit UGT sections.

PP requested for time to submit the information sought; after deliberations committee asked PP to **comply** with the observations and submit information to the committee for further discussion and consideration of SEAC.

Specific Conditions by SEAC:

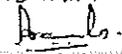
- 1) Nil.

Joy S. Thakur

 Joy S. Thakur (Secretary
 SEAC-III)

SEAC Meeting No: 86 Meeting Date: April 24,
 2019

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Name: KALE ANIL D
 Signature: 
 Shri. Anil Kale (Chairman
 SEAC-III)



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FINAL RECOMMENDATION

SEAC-III decided to defer the proposal. Kindly find SEAC decision above.

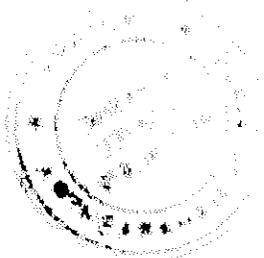
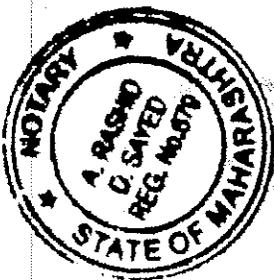
SEAC-AGENDA-0000000251

Joy S. Thakur
Joy S. Thakur
Joy S. Thakur (Secretary
SEAC-III)

SEAC Meeting No: 86 Meeting Date: April 24,
2019

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of 165

Name: K. Anil D.
Signature: *Anil D.*
Shri. Anil Kale (Chairman
SEAC-III)





NOTICE/ COMPLAINT

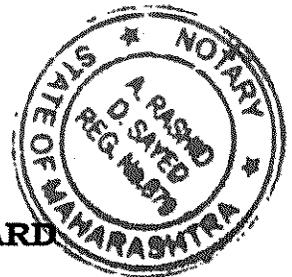
(R.P.A.D/SPEED POST)

Dated: - 19/05/2019

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To,

1. **UNION OF INDIA**
Through Secretary,
Ministry Of Environment and Forest
Paryavaran Bhawan, CGO Complex,
Lodhi Road, New Delhi -110001
2. **CHIEF SECRETARY,**
Government of Maharashtra,
Annex Building, Mantralaya, Mumbai - 400 032
3. **THE PRINCIPAL SECRETARY, ENVIRONMENT
DEPARTMENT**
Government of Maharashtra,
Room No. 217, 2nd Floor, Annex Building,
Mantralaya, Mumbai-400 032
4. **STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY- MAHARASHTRA (SEIAA)**
Through Member Secretary
15th Floor, New Administrative Building,
Mantralaya, Mumbai-400 032
5. **STATE EXPERT APPRAISAL COMMITTEE-III
MAHARASHTRA (SEAC-III)**
Through Member Secretary
15th Floor, New Administrative Building,
Mantralaya, Mumbai-400 032
6. **MAHARASHTRA POLLUTION CONTROL BOARD**
Through Member Secretary,
Kalptaru Point, 3rd Floor, Near Sion Circle,
Opp. Cine Planet Cinema, Sion (E), Mumbai-400 022





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7. MAHARASHTRA POLLUTION CONTROL BOARD

Through Regional Officer
Jog Centre, 3rd Floor, Mumbai-Pune Old Highway,
Wakadewadi, Pune-411 003

8. MUNICIPAL COMMISSIONER-PCMC

Pimpri-Chinchwad Municipal Corporation,
PCMC Building, Old Mumbai-Pune Highway,
Pimpri, Pune-411 018

9. CITY ENGINEER-PCMC

Pimpri-Chinchwad Municipal Corporation,
PCMC Building, Old Mumbai-Pune Highway,
Pimpri, Pune-411 018

10. COLLECTOR OF PUNE

As Collector and President of District Environment
protection Committee-Pune, Collector office, Bund garden,
Pune-411001

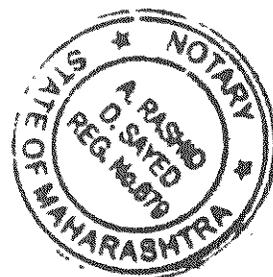
✓ **11. M/s. BRAMHA LEISURES PRIVATE LIMITED**

A Limited Company registered under Indian Company Act-1952 with (CIN) U55101PN2009PTC134096,
Having registered office at- "Bramha House", 250/251 M.
G. Road, Camp, Pune 411001.
E-mail: vishal574@yahoo.co.in

Through its Directors

11A. Surendrakumar Bramhadutta Agrawal

11B. Vishal Surendrakumar Agrawal



SUBJECT: - EIA Notification-2006 r/w Environment (Protection) Act-1986 along with Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984 for carrying out illegal building construction in project "**Bramha Uzuri**" without prior Environmental Clearance and Consent to

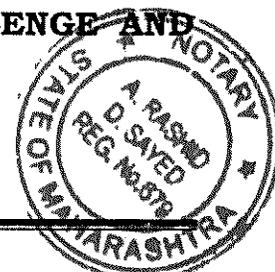


Establish by M/s. Bramha Leisures Pvt. Ltd. in their commercial project situated at Survey No. 209/A/2 CTS No. 4702, at Pimpri Chowk Taluka-Haveli, District-Pune within the limit and jurisdiction of Pimpri Chinchwad Municipal Corporation (PCMC).

Sir/ Madam,

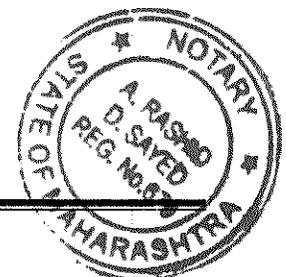
1. Under the instruction of my client **Mr. Ajay Jayvantrao Bhosale**, R/o- 25B, Cycle Society, Nana Peth, Near Y. M. C. Club, Pune-411011, I have to address you by this notice as under;
2. That my client is Social Activist and Environment Protection Activist residing in Pune. It is important to bring to your notice that very serious violations various act causing damage to natural resources, Air Pollution, Water Pollution and various permissions are obtained by from government authority by misleading them are committed by the Project Proponent (PP). These acts have caused and are still causing irreparable damage and degradation to environment and ecology in substantial manner. My client would like to inform this entire scam to your knowledge & notice for investigation and further strongest action against the Noticee No. 11 -Builder/ Developer/ Project Proponent with earnest intention to prevent such illegal activities in view to stop further damage to the environment and ecology.

3. **PARTICULARS OF PROJECT UNDER CHALLENGE AND PROJECT PROPONENT: -**





- a. That, the project under challenge is the purely commercial project situated at the Survey No. 209/A/2 CTS No. 4702, at Pimpri Chowk Taluka-Haveli, District-Pune within the limit and jurisdiction of Pimpri Chinchwad Municipal Corporation as local authority / sanctioning authority.
 - b. That the present development of the project is undertaken by M/s. Bramha Leisures Pvt. Ltd. on piece of land admeasuring an area of 10447.99 Sq. Mtrs. and present development is traded in name and style of "**Bramha Uzuri**".
 - c. That the project proponent is beneficiary and profit making company registered under Indian Company Act and PP is also responsible for all illegal activity committed during the construction phase as well as for the damage caused to environment and ecology due to this project activity.
- 4. CONSTRUCTION BEING CARRIED OUT WITHOUT ANY ENVIRONMENTAL CLEARANCE AND CONSENT TO ESTABLISH IN BLATANT VIOLATION OF THE ENVIRONMENTAL LAWS, POLLUTION CONTROL ACT AND EIA NOTIFICATION, 2006.**
- a. As per the EIA notification 2006 dated 14.09.2006, it is mandatory to obtain the prior environment clearance from SEIAA and consent to establish from MPCB before commencement of any construction work on part of Project proponent. But the project proponent has started and completed most of the construction activity.





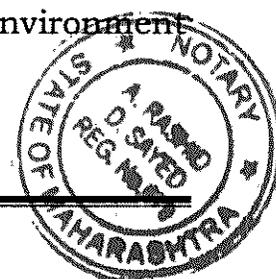
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Table No.1: - Actual Construction carried out at site without Environmental Clearance and Consent to Establish.

Description	EC Permission	Completed	Under Construction	Total Proposal
Shops	0	71	0	71
Offices	0	50	250	259
Rooms	0	0	127	127
No of Commercial Buildings	0	0	3	3
Floors	0	4 Basements +G+1	2 to 11 Floors	4B+G+10/11
Built-Up Area (Sq. Mtrs)	0	18000	36500	54600

5. VIOLATIONS OF PROJECT PROPONENT & AUTHORITIES: -

- a. That the PP has undertaken the excavation activity in 2012 and construction activity on December-2017
- b. That, the project proponent has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.
- c. PP has not obtained Environment Clearance and also has not obtained prior Consent to Establish from MPCB (ex-post fact consent to establish dated 10.03.2015).
- d. Non-compliance to the terms & condition of C to E dated 10.03.2015.
- e. Construction activity is undertaken without Environment Impact Assessment

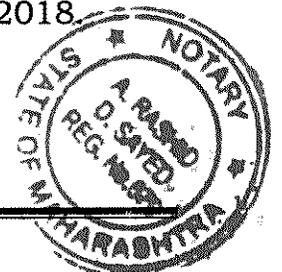




- f. Illegally extraction of Ground water without any permission for extraction of ground water from competitive authority.
- g. Huge quantity of fresh water is consumed by this project
- h. No soil is preserved and no soil test is conducted.
- i. Illegal operation of DG set for construction and causing air pollution
- j. Construction Solid waste is generated and no scientific disposal
- k. Sewage water is generated and no scientific treatment and STP is not installed
- l. Illegal burden on the public facilities
- m. Substantial damage to environment and ecology to the tune of Rs. 150 Crores.
- n. PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.
- o. Thus it is mandatory to stop the project construction permanently till the compliance / rectification of the above illegal act and removal of the defects from the construction.

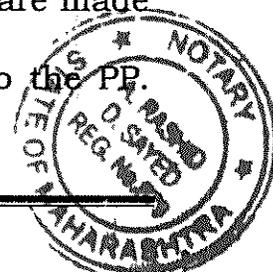
6. PCMC SANCTIONS AND BUA OF PROPOSED CONSTRUCTION IS MORE THAN 20000 SQ. MTRS:

- a. That the PP obtained first (original) sanction vide no. B.P./Pimpri/64/2015 dated 30.09.2015, then revised vide no. B.P./Pimpri/76/2015 dated 24.11.2016 and latest revision vide B.P./Pimpri/36/2015 dated 31.03.2018.





- b. That the total construction BUA proposed by the PP for this project vide sanction dated 30.09.2015 was 24555.67 Sq. Mtrs.,
- c. That the total construction BUA proposed by the PP for this project vide sanction dated 24.11.2016 was 21558.60 Sq. Mtrs.
- d. That the total construction BUA proposed by the PP for this project vide sanction dated 31.03.2018 was 19991.36 Sq. Mtrs. and this area of 19991.36 Sq. Mtrs. and this BUA is false and misleading & suppressed to overcome the illegality of EC & Consent.
- e. That, the project land is demarcated in the residential zone as per the development plan for the. But the activity under taken by the PP is purely commercial activity and just very small existing residential activity.
- f. That the change demarcated occupancy in DP Sanction from residential to commercial is going to increase in the drastic traffic load of the area, increase in the population, increase in the electricity consumption, fresh water consumption, load on the local infrastructure. It is important to note that, this type of changes in the development plans are not permitted without prior permission from the state government. Therefore the present development is not permissible in the area.
- g. It is to be noted that, the illegal change in the development from residential to commercial and total revisions are made only with ulterior motive to give illegal benefits to the PP.



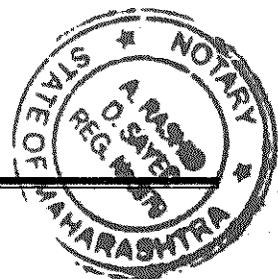


this illegal act is done by the PCMC officers intentionally defiantly for getting benefits other than remuneration.

- h. This conduct of government servants is completely against the interest of public at large and it is completely failure of the local authority at the cost of corruption.

7. PP HAVE NOT OBTAINED ANY ENVIRONMENT CLEARANCE AND COMMITTED VIOLATION OF EIA NOTIFICATION-2006:

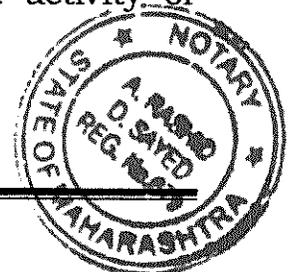
- a. That, the MoEF & CC issued Environment Impact Assessment Notification on 14.09.2006 i.e. EIA Notification-2006 mandating prior environment clearance for the building construction project activity listed at item-8 in the schedule of notification having total built up area more than 20000 Sq. Mtrs.
- b. That the total construction BUA proposed by the PP for this project vide sanction dated 30.09.2015 was 24555.67 Sq. Mtrs.,
- c. That the total construction BUA proposed by the PP for this project vide sanction dated 24.11.2016 was 21558.60 Sq. Mtrs.
- d. That the total construction BUA proposed by the PP for this project vide sanction dated 31.03.2018 was 19991.36 Sq. Mtrs. and this area of 19991.36 Sq. Mtrs. is intentionally shown less to suppressing actual BUA to overcome the requirement of the EC and Consent to establish and other required permissions.





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- e. That the PP applied for EC in 2015 and wherein DoE issued show cause notice to PP and SEAC-III noted that the PP has initiated the construction prior to EC and this is violation case.
- f. Thereafter SEAC-III was considered the project in its 51st meeting held on 26.07.2016 and it was noted that, work initiated below 20000 Sq. Mtrs., therefore withdrawal of Violation Letter from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015.
- g. That the prior EC is mandatory as per EIA notification-2006 and no construction is allowed except fencing at the site. But PP completed the excavation work prior to application and started the construction before EC application to SEAC.
- h. That the PP did not stopped the construction and but the again applied online for the EC on 30.06.2016. This online application shows that, the PP have proposed the construction of three buildings with one club house. That the total BUA of the proposed construction is 54667.89 Sq. Mtrs. and total shops proposed are 71 numbers, total offices proposed are 259 numbers and total rooms proposed are 127 numbers.
- i. That the proposal was considered in 77th SEAC-III meeting held on 05.12.2018, wherein the PP was remain absent and finally PP have withdrawn the proposal for the EC.
- j. That the PP is failed to obtain the prior environment clearance in the preset case and carried out activity of

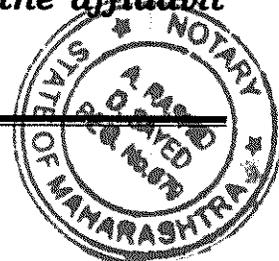


excavation, felling of trees without permission and unscientific disposal of debris.

k. Therefore PP has committed violation of EIA Notification-2006.

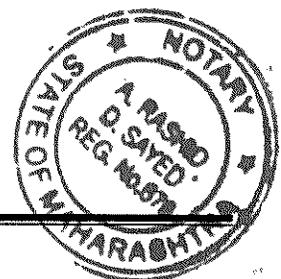
8. VIOLATION OF TERMS AND CONDITION OF PRIOR CONSENT TO ESTABLISH DATED: 10.03.2015 :-

- a. It is mandatory to obtain the prior 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.
- b. That the PP has made applied for the consent to establish on 05.07.2014, but started construction without such consent from the board.
- c. That the said application was considered in 26th CAC Meeting held on 24.02.2015 decided to grant Consent to Establish for 5 Star Hotel (139 Rooms) with commercial project of M/s. Bramha Leisures Pvt. Ltd., at Survey No. 209/A/2, CTS No. 4702 at Pimpri, Tal-Haveli, Dist-Pune on total plot area of 9337.66 Sq. Mtrs. and Total Construction Area (FSI + Non-FSI) of 36611.49 Sq. Mtrs. including utilities and services as per construction commencement certificate issued by Local body and granted the consent to establish dated 10.03.2015 which is nothing but ex-post facto consent.
- d. That the MPCB was recorded the violation of PP in its consent condition no. 10, "**PP shall submit the affidavit**



acquisition of land shall not be treated as an effective steps.”

- g. That the PP is extracting the ground water for construction and also discharging polluted water to the sewer line of PCMC.
- h. That the PP have not made arrangement for the disposal of sewage and solid waste generated from the labour camp.
- i. There is huge air pollution and noise pollution due to this construction as this construction is creating traffic congestion in the area and noise due the heavy vehicles & equipments operated for the construction
- j. That the dust from the project is also spreading on the road and creating obstacle for the street passer.
- k. That the sewage generated from Construction worker camp is directly connected to the PCMC sewer line.
- l. That the PP is using DG sets of capacity more than 100 KVA which are emitting gases with particulate matters rate of 200 mg/Nm³ causing pollution of the air.
- m. Thus the PP has committed intentional violation under Water (Prevention & Control of Pollution) Act, 1974 & under Air (Prevention & Control of Pollution) Act, 1981 and caused damage to the environment and ecology.
- n. There is no online monitoring system installed by PP for BOD, TSS, and flow at the outlet of STP.
- o. There is no treatment of the sewage water and also there no disinfection of the said water.





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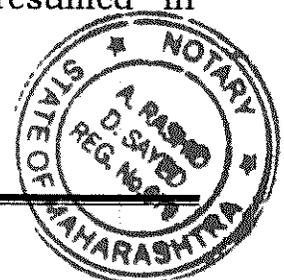
p. Therefore PP have committed violations of terms and conditions of this consent to establish.

9. ILLEGAL FELLING OF TREES ON PROJECT SITE:-

- a. That the project site had more than 60 fully grown trees of various types and it was duty of PP to protect those trees.
- b. But PP has cut more than 50 trees in illegal manner without any permission from the concern authority and even not made any plan for replantation.
- c. That the air pollution of the PCMC is increasing day to day and these trees were playing very important role of CO consumer, providing shelter & shadow to the birds and for maintaining ground water level etc.
- d. Therefore PP has caused damage to the environment due to illegal cutting of trees without any replantation and without any permission from concern authority.

10. ILLEGAL EXCAVATION, NO SOIL PRESERVATION AND NO SOIL TEST AND CONSTRUCTION AT PROJECT SITE AND FURTHER UNSCIENTIFIC DISPOSAL OF CONSTRUCTION WASTE: -

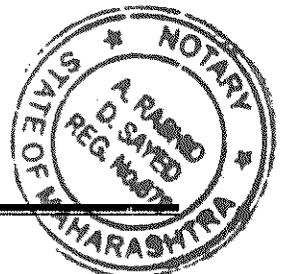
- a. As per EIA Notification-2006, no activity related to construction is allowed without prior Environment Clearance, but the PP has started excavation on 06.04.2012 and after substantial excavation, said activity was stopped till end of 2016 and said activity again resumed in





September-2017 and completed the excavation on December-2018.

- b.** That the surface area of the excavation is 1926.27 Sq. Mtrs. (Ground Coverage) and depth of excavation is 18 Mtrs., therefore quantity of the exaction material is 34672.86 Cu. Mtrs. this quantity of huge excavation is due to four basements are constructed by the PP.
- c.** That the PP has disposed the excavated waste of 34672.86 Cu. Mtrs. in illegal manner and no scientific approached is adopted. Also the quantity of the said material is disclosed in the Form-1 of EC Application.
- d.** That the earth structure at the project site is 4 Mtrs soil, 5 Mtrs Murum and 9 Mtrs. basalt.
- e.** That the PP has carried out excavation of soil to the tune of 1926.27 Sq. Mtrs x 4 Mtrs = 7705.08 Sq. Mtrs.. and that the soil excavated must be used for development of recreational space and for plantation of the trees.
- f.** But the PP has not preserved the soil for development of recreational open space.
- g.** That the PP has to make soil test for various analysis, but PP has not made any soil test.
- h.** That the PP has made the illegal excavation prior to the application of EC and not preserved any soil and also not tested soil for contamination.
- i.** That the PP has also not disclosed the quantity of solid waste generated during the construction phase.

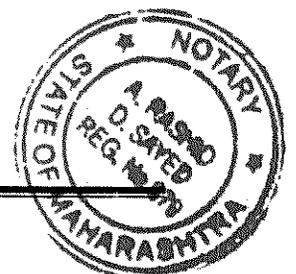




- j. That the PP has also not disclosed the quantity of the building material to be used.

11. ILLEGAL GROUND WATER EXTRACTION FROM BORE WELLS, NO GROUND WATER TEST AND NO PERMISSION FOR CONSTRUCTION OF BASEMENTS: -

- a. That the PP has not obtained prior permission to draw ground water and construction of basement from the Competent Authority. In fact there is no permission for ground water extraction and for construction of basements.
- b. That the PP should use the PCMC water supply as per his disclosure in form-1, but PP is using water for construction from two bore wells drilled at the project site.
- c. That the quantity of ground extracted for the construction is more than 75000 litres per day and its damaging ground water table in the area.
- d. That the PP have not obtained any permission for extraction of ground water from competent authority.
- e. That the illegal extraction of ground water and illegal construction of four basement have depleted the ground water level in the area. That the PP has to obtain the permission for construction of basements, as it damages the ground water level. But there is also no permission for basements.
- f. That the PP has constructed four (4) basements, instead of none basement permitted by PCMC & SEIAA.



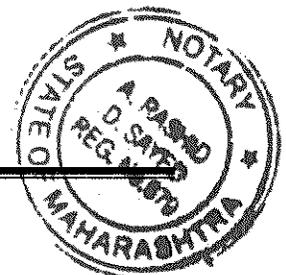


- g. That the PP has drilled 2 bore wells from which PP is extracting water for construction without any permission from the authority.
- h. That the PP has to test the ground water, but PP has not made test of ground water.

12. ILLEGAL OPERATION OF DG SETS AND AIR & NOISE POLLUTION:-

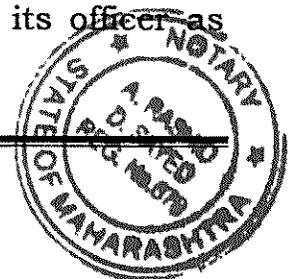
- a. That the PP have undertaken to operate the DG Set of 250 KVA only for back up, but PP is using this DG sets continuously without using the power from MSDCL even for construction purpose.
- b. That the use of DG sets is causing Air pollution due to release of the various pollutant gases in the area and also clearing noise in the area.
- c. That the DG sets and construction equipments used at project site are creating heavy noise of more than 70 dB in the area.
- d. That the energy consumption for the construction phase is not disclosed by PP, but at actual energy demand is increased to 200 Kw and same is generated from the DG sets operations.
- e. Therefore the PP is illegally operating DG sets for more energy generation and causing air pollution and noise pollution due to construction equipments.

13. DAMAGE TO ENVIRONMENT AND ECOLOGY:





- a. That the grant of environment clearance is not the mechanical exercise and it need meticulous examination of the project on account of various environmental parameters.
- b. But the PP and SEIAA, SEAC, MPCB have callous attitude towards the protection of environment, which is resulted into substantial environmental damage on account of non-obtaining of EC and prior Consent to Establish, illegal exaction of basement, no top soil is preserved, illegal extraction of ground water, illegal cutting of tree & non-transplantation, non-treatment of sewage water, non-treatment of construction waste, no scientific disposal of solid waste, operation of DG sets in illegal manner, traffic congestion in the area, non-safety of construction worker, death of construction worker, suppression of facts, illegal construction of basements pollution from the construction vehicles, illegal installation of cranes at project site, demolition of the existing structure without any plans, non-compliance to the standard parameters of environmental norms.
- c. That the environment and ecology is the precious and every citizen, entity is duty bound towards its protection, but in this present case project proponent being unapologetic have not given any head towards the sustainable development.
- d. That the PP has adopted unscientific method of construction without taking into the remedial measure of environment protections, local authority and its officer as



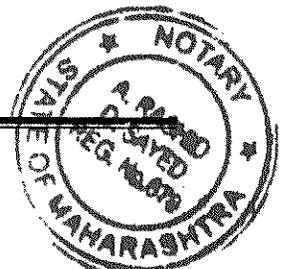


usually act against law and protected the interest of the PP,
instead of protecting environment and ecology.

- e. Therefore from above facts it is clear that, amount required for the restitution and restoration of the environment damaged by the PP must be higher i.e. exemplary & deterrent and minimum amount required for the restitution of environment damaged in the present case should be more than Rs. 150 Crores.
- f. That the PP have flouted the law with impunity cannot be scot-free and caused damaged to the environment as he is having intransigent behavior.

14. That this entire illegal activity shows the inherent lack of coordination between the local authority/ sanctioning authority-PCMC, SEAC, SEIAA, Environment Department and MPCB and this act cannot be neglected to protect environment. Therefore concerns officers are forewarned by this notice to take appropriate actions on immediate basis against the project proponent for his default, otherwise my client will proceed to prosecute these officers. Please take serious note.

15. **THEREFORE IT IS REQUESTED TO THE GOVERNMENT
AUTHORITY TO TAKE APPROPRIATE ACTION AGAINST
THE PP FOR RESTORATION AND RESTITUTION OF
THE ENVIRONMENT AND ECOLOGY DAMAGED BY HIM
INTENTIONALLY**

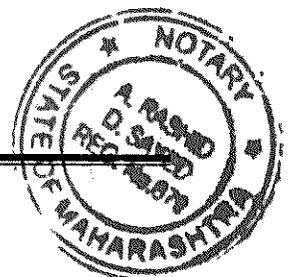




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- a. You Noticee No. 1, 2, 3, 5, 6 & 7 are called upon to take action as per the Environment Acts and Pollution Control Acts on Noticee No. 11-PP.
- b. You Noticee Nos. 8 & 9 are called upon to take appropriate steps to demolish the illegal structure and to stop further construction.
- c. All Noticee are brought to the notice that there is inherent lack of coordination between different departments of government and the same is not in the interest of environment and public, therefore you all may initiate appropriate actions within your power to protect the environmental degradation under taken by Noticee No. 16-PP.
- d. You Noticee no. 11 is called upon to stop the operation and construction activity at site with immediate effect, until rectification of all environmental anomalies.

Therefore PP have committed intentional violation of EIA Notification-2006 r/w Environment (Protection) Act-1986 along with Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984 for carrying out illegal building construction in project "**Bramha Uzuri**" without prior Environmental Clearance and Consent to Establish by M/s. Bramha Leisures Pvt. Ltd. in their commercial project situated at Survey No. 209/A/2 CTS No. 4702, at Pimpri Chowk Taluka-Haveli, District-Pune within the limit and jurisdiction of Pimpri Chinchwad Municipal Corporation (PCMC).



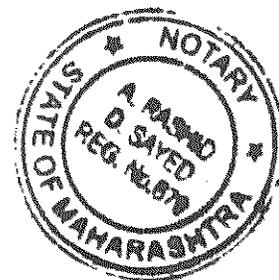


Take further note that any dereliction in the duty would definitely invite appropriate legal action and the responsible officers would be made by name parties on their failure to take appropriate legal action despite having brought the violations to notice. Should you fail to stop the construction activity, I have definite instructions to proceed against you all before appropriate fora, tribunal and or court of law.

Hope good counsel prevails upon you all.

Nitin Lonkar

(Advocate)



MAHARASHTRA POLLUTION CONTROL BOARD SUB-REGIONAL OFFICER PIMPRI-CHINCHWAD.

Phone No. 25811 222
Fax No. 25811 029
Email ID -
sropimprichinchwad@mpcb.gov.in



Jog Center, 3rd floor
Wakadewadi Mumbai-Pune,
Road Pune - 411003

-: Visit Report :-

Date: 22/05/2019.

Name & Address of Industry: M/s Bramha Leisures Pvt. Ltd.
(5 star Hotel)
S.No. 209/A/2, CST No. 4702,
Pimpri, Pune.

Industry Representative: Mr. Santosh Awtade.

Email: scaria@bramha Realty.in

Contact no. 9890504999.

Consent status: C to E on 12/10/2017

Observations:

- 1) This is construction & commercial project.
- 2) PP has obtained consent to Establish from the Board for TPA - 9337.67m² & BUA - 51338.46m²
- 3) PP has applied for EC on ~~7~~^{Oct.} - 2018 for TPA - 9729.66m² & TBUA - 54667.89m², not yet obtained the EC
- 4) During visit construction work of basement & 1st floor found completed. Construction work found in progress. construction work of A is in progress, B & C construction work stopped.
- 5) B.G. of 10.0 lacs submitted toward not to take effective steps prior to obtaining EC & compliance of consent conditions, valid upto - 11/10/2022.
- 6) At present D.G. set having capacity 48KVA provided with acoustic enclosure.

Industry Representative

AS
Santosh Awtade
30-5-2019

Sue
Field Officer

Mrs. Sushma Kumbhar



Scanned by CamScanner

MAHARASHTRA POLLUTION CONTROL BOARD SUB-REGIONAL PIMPRI-CHINCHWAD.

Phone No. 25811 222
Fax No. 25811 029
Email ID –
sropimprichinchwad@mpcb.gov.in



Jog Center, 3rd floor
Wakadewadi Mumbai
Pune,
Road Pune – 411003.

Visit Report

Date: 10/06/19.

Name & Address of Industry: M/s. Brahma Leisure Pvt. Ltd.

Plot No. 209/A/2, CTS No. 4702
Pimpri, Tal:- Haveli, Dist:- Pune

Industry Representative: ~~Shri~~ Shri. Santosh Antarde, Project Manager

E-mail : scaria@brahma Realty.in

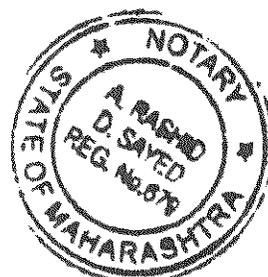
Contact no. : 9890504999 / Scaria = 9823009447

Consent status : obtained C to E on 12/14/2017.

Observations : Applied for EC.

- 1) Project Proponent has applied obtained C to E for TPA of 9337.67 Sq.mtrs & BUA of 51358.46 Sq.mtrs having C. I. of 132.68 Cms.
- 2) PP has applied for EC. 1st Meeting is of SGAC conducted. The case was discussed, however final EC is still pending before competent Authority.
- 3) During Visit, it is observed that, PP has started ~~constructed~~ construction activity & completed 3 basement, Lower & Upper floor half for 'A' Building, 3 basement, Lower & floor for 'B' Building & only basement floor for 'C' Building.
PP has instructed to submit Architect Certificate regarding constructed area.

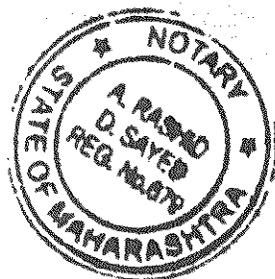
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- 4) Till date Not started activity related to installation of SPP & o/wc, Rain water harvesting.
- 5) During Visit, ~~No~~ Not it is observed that PP has stopped further construction activity voluntarily.
- 6) Bq. of Rs. 10 Lacs towards not to take any effective step towards compliance of AC & CtoB is submitted & which is valid upto 11/10/2022
- 7) D.R. Set having capacity 405 KVA is provided with acoustic enclosure

AS
10-6-19
(Santosh Antade)
Project Manager

B.M.
10/6/19.
(K.M. Hasabnis)
SRO-PC



GOVERNMENT OF MAHARASHTRA

No.Comp-2019/CR-12 /SEIAA
 Environment Department,
 217(Annex),Mantralaya,
 Mumbai- 400 032.
 Date : 5/06/ 2019

By Fax/ RPAD/ Speed Post/e-mail

To.

M/s. BRAMHA LEISURES PRIVATE LIMITED
 Having registered office at- "Bramha House", 250/251
 M. G. Road, Camp, Pune 411001.
 E-mail: vishal574@yahoo.co.in

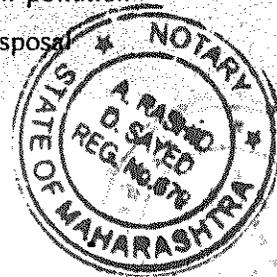
Subject: - Proposed Directions u/s 5 of the Environmental (P) Act, 1986 r.w. EIA Notification-2006 dated 14.9.2006

Reference: - Complaint / Notice of Mr. Ajay Jayvantrao Bhosale through Advocate Nitin Lonkar dated 19.05.2019

WHEREAS, it was obligatory on your part to obtain prior Environment Clearance from the Competent Authority, as per the EIA Notification dated 14.9.2006, before starting any building construction activity.

AND WHEREAS, we are in receipt of above referred, wherein following issues are raised by the complainants in respect of your building construction project "Bramha Uzuri" situated at Survey No. 209/A/2 CTS No. 4702, at Pimpri Chowk Taluka-Haveli, District-Pune

- a) PP has carried out construction without any Environmental Clearance and Consent to Establish in blatant violation of the Environment Law, Pollution Control Acts and EIA Notification-2006. Total proposed BUA is 54600 Sq. Mtrs.
- b) That the PP has undertaken the excavation activity in 2012 and construction activity on December-2017
- c) That, the project proponent has committed the illegal activities and given rise to the violation of environmental protection enactments and further caused degradation of environment & ecology intentionally.
- d) PP has not obtained Environment Clearance and also has not obtained prior Consent to Establish from MPCB (ex-post fact consent to establish dated 10.03.2015).
- e) Non-compliance to the terms & condition of C to E dated 10.03.2015.
- f) Construction activity is undertaken without Environment Impact Assessment
- g) Illegally extraction of Ground water without any permission for extraction of ground water from competitive authority.
- h) Huge quantity of fresh water is consumed by this project
- i) No soil is preserved and no soil test is conducted.
- j) Illegal operation of DG set for construction and causing air pollution
- k) Construction Solid waste is generated and no scientific disposal



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- l) Sewage water is generated and no scientific treatment and STP is not installed
- m) Illegal burden on the public facilities
- n) Substantial damage to environment and ecology to the tune of Rs. 150 Crores.
- o) PP is unapologetic and PP has adopted careless and reckless attitude towards the environment protection.
- p) Thus it is mandatory to stop the project construction permanently till the compliance / rectification of the above illegal act and removal of the defects from the construction.

AND WHEREAS, as per the Complaint / Notice above referred, you have not obtained mandatory prior Environment Clearance & Consent to Establish in proposed Residential Building Construction Project at Survey No. 209/A/2 CTS No. 4702, at Pimpri Chowk Taluka-Haveli, District-Pune. This amounts to violation of the EIA Notification-2006 r/w Environment (Protection) Act-1986.

NOW THEREFORE, in view of the above non-compliances, you are hereby directed to show cause as under: -

- a) Why your building construction activity shall not be stopped forthwith for the violation of Environment Impact Assessment Notification dated 14.09.2006, issued by the ministry of Environment & Forest, Government Of India, for not obtaining prior Environmental Clearance from the Competent Authority / Government of Maharashtra?
- b) Why further legal action shall not be initiated against you under the provisions of the Environment (Protection) Act, 1986 and Rules made there under?

Take notice that, you are hereby directed to submit your reply within a period of 15 days from the date of receipt of this Proposed Directions, after receipt of reply, you may call for personal hearing, so as to take appropriate decision in the matter, failing which, this office has no option than to initiated further legal action against you including stoppage of your construction activity, which please note.

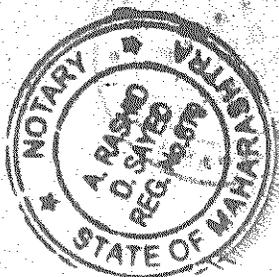
(Anil Diggikar)
Principal Secretary, &
Member Secretary- SEIAA

Copy to:

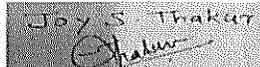
Pimpri Chinchwad Municipal Corporation Through Municipal Commissioner,

You are the sanctioning authority of the aforesaid project therefore you are hereby requested to take appropriate actions against project proponent and also to submit the documents related to Project.

Enclosed: Copy of Complaint / Notice of Mr. Ajay Jayvantrao Bhosale through Advocate Nitin Lonkar dated 19.05.2019 is attached herewith



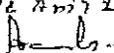
Agenda for 91st SEAC-3 meeting day 03	
SEAC Meeting number: 91 Meeting Date July 26, 2019	
Subject: Environment Clearance for Proposed Commercial development Project namely Bramha Sky Uzuri by Bramha Leisures Pvt.Ltd.	
Is a Violation Case: No	
1.Name of Project	BRAMHA SKY UZURI
2.Type of Institution	Private
3.Name of Project Proponent	Mr. Vishal Agarwal
4.Name of Consultant	Building Environment India Pvt. Ltd.
5.Type of project	Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Sr.No. 209/A/2
9.Taluka	Haveli
10.Village	Pimpri
Correspondence Name:	Bramha Leisures Pvt.Ltd.
Room Number:	NA
Floor:	1st
Building Name:	250-251, Bramha House
Road/Street Name:	M.G.Road
Locality:	Camp
City:	Pune
11.Whether in Corporation / Municipal / other area	PCMC
12.IOD/IOA/Concession/Plan Approval Number	Sanctioned from PCMC IOD/IOA/Concession/Plan Approval Number: BP/Layout/Pimpri/ENV/1/2018 Dated 04/10/2018 Approved Built-up Area: 54667.89
13.Note on the initiated work (If applicable)	Work initiated below 20000 sq.m., withdrawal of Violation Letter from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	7729.66 Sq.M.
16.Deductions	0
17.Net Plot area	7729.66 Sq.M.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 21689.80
	b) Non FSI area (sq. m.): 32969.09
	c) Total BUA area (sq. m.): 54667.89
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 21689.80
	Approved Non FSI area (sq. m.): 32969.09
	Date of Approval: 04-10-2018
19.Total ground coverage (m2)	3881.71
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50.2 % of net plot area
21.Estimated cost of the project	1326800000
22.Number of buildings & its configuration	

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 29 of 118	Name: Anil Kale Signature: Anil Kale Shri. Anil Kale (Chairman SEAC-III)
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Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	Wing A	3 B+GF+UG+10 Floor	38.25	
2	Wing B	3B+LG+UG+11 Floor	39.95	
3	Wing C	3B+LG+UG+11 Floor	39.95	
4	Club House	G+1	6.65	
23. Number of tenants and shops	Wing A & B - 274 Nos. Office and 44 Nos. Shops and Wing B - 2 Nos. Restaurant Wing C - 131 Nos. Rooms, 2 Nos. Restaurant & 5 Nos. Banquets			
24. Number of expected residents / users	Shops & Offices - 2533 Nos., Restaurants - 1024 Nos., Service Rooms - 262 Nos. Total - 3819 Nos.			
25. Tenant density per hectare	5520.29			
26. Height of the building(s)				
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 M			
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 M			
29. Existing structure (s) if any	NA			
30. Details of the demolition with disposal (If applicable)	NA			
31. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32. Total Water Requirement				

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 30 of 118	Name: K. Anil K. D. Signature:  Shri. Anil K. D. (Chairman SEAC-III)
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Dry season:	Source of water	PCMC								
	Fresh water (CMD):	195.770								
	Recycled water - Flushing (CMD):	73.735								
	Recycled water - Gardening (CMD):	12								
	Swimming pool make up (Cum):	3								
	Total Water Requirement (CMD) :	269.505								
	Fire fighting - Underground water tank(CMD):	400								
	Fire fighting - Overhead water tank(CMD):	60								
	Excess treated water	132.564								
Wet season:	Source of water	PCMC								
	Fresh water (CMD):	195.770								
	Recycled water - Flushing (CMD):	73.735								
	Recycled water - Gardening (CMD):	0								
	Swimming pool make up (Cum):	3								
	Total Water Requirement (CMD) :	269.505								
	Fire fighting - Underground water tank(CMD):	400								
	Fire fighting - Overhead water tank(CMD):	60								
	Excess treated water	144.565								
Details of Swimming pool (If any)	C-wing- swimming pool(6.81 x 9.35)+ jacuzzi (6.29 x 4.00) + kids pool(6.29 x 4.00) at fourth floor The average depth of Swimming Pool: 1) Main pool of C-Wing 750mm 2) Kids pool 600mm and 3) Main pool of Open Space 1200mm									
33.Details of Total water consumed										
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)			
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total	
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

Joy S. Thakur
Thakur

Joy S.Thakur (Secretary SEAC-III)

SEAC Meeting No: 91 Meeting Date: July 26, 2019

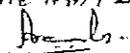
Page 31 of 118

Name: Anil Kale
Signature: Anil Kale
Shri. Anil Kale (Chairman SEAC-III)



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34. Rain Water Harvesting (RWH)	Level of the Ground water table:	12 m BGL
	Size and no of RWH tank(s) and Quantity:	NA
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	6
	Size of recharge pits :	3 m x 2 m x 3 m
	Budgetary allocation (Capital cost) :	12 Lacs
	Budgetary allocation (O & M cost) :	0.3 Lacs/yr.
	Details of UGT tanks If any :	1 no. for Wing A & B 380.637 KLD 1 no. for Wing C 439.620 KLD.
35. Storm water drainage	Natural water drainage pattern:	East To West
	Quantity of storm water:	26 m ³
	Size of SWD:	600 mm x 600 mm
Sewage and Waste water	Sewage generation in KLD:	242.555
	STP technology:	MBBR TECHNOLOGY
	Capacity of STP (CMD):	2 NOS. 1 FOR Wing A & B - 110 KLD AND 1 FOR Wing C -140 KLD
	Location & area of the STP:	Near Wing C, Area - 130 Sq.m.
	Budgetary allocation (Capital cost):	86.05 Lacs
	Budgetary allocation (O & M cost):	22.75 Lacs/yr.
36. Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total excavation generated during pre construction and construction phase - 78961 Cum out of which reused at site 10156 Cum and remaining 68805 Cum handed over to Authorized vendor
	Disposal of the construction waste debris:	Construction waste includes waste concrete, excavated soil, broken bricks, waste plaster, metallic scrap etc. Construction debris will be used for base course preparation and excess will be hand over to Authorized vendor
Waste generation in the operation Phase:	Dry waste:	739 Kg/day
	Wet waste:	793 Kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	33 Kg/day
	Others if any:	E-Waste - 3688 kg/year

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 32 of 118	Name: KATE ANAND Signature:  Shri. Anil Kale (Chairman SEAC-III)
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Mode of Disposal of waste:	Dry waste:	Collected & Disposed by local body (swachh)
	Wet waste:	Treated in organic waste composting and used as manure.
	Hazardous waste:	Send to Authorized vendor
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as manure for gardening purposes
	Others if any:	NA
Area requirement:	Location(s):	Near Wing C
	Area for the storage of waste & other material:	27.3 Sq.M.
	Area for machinery:	46.2 Sq.M.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	27.50 Lacs
	O & M cost:	5.9 Lacs/yr.

37. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

38. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable						

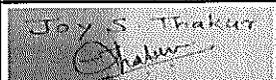
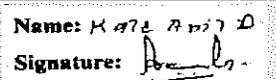
39. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

41. Source of Fuel	Not applicable
42. Mode of Transportation of fuel to site	Not applicable

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 33 of 118	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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43.Green Belt Development	Total RG area :	1695.39 Sq.M.
	No of trees to be cut :	0
	Number of trees to be planted :	78 Nos.
	List of proposed native trees :	78 nos.
	Timeline for completion of plantation :	2 Years

44.Number and list of trees species to be planted in the ground

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Nyctanthes Arbor-Tortis	Parijatak	5	Small deciduous fast growing, beautiful flowers.
2	Bahunia Variegata	Mountain Ebony	3	Flowering plant, Deciduous beautiful tree among all indian trees, rich and stimulating perfume.
3	Michellia Champaca	Sonchaffa	3	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant
4	Anthocephalus Kadamba	Kadamba		Shady, large deciduous tree, fast growing graceful tree, ball shaped flowers.
5	Dalbergia Sisoo	Shisoo	3	Fast growing medium to large hardy deciduous rosewood.
6	Azadirakta Indica	Neem	2	Fast growing large tree, evergreen good for roadside plantation, draught resistant, shade giving tree.
7	Mangifera Indica	Mango	3	Flowering and Fruit growing tree, dense, nesting for avi fauna.. Suitable for all types of soil. Medium logging to water tolerance.
8	Cassia Fistula	Bahawa	3	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant.
9	Ailanthus Excelsa	Maharukh	3	Softwood tree. one of the best tree used to trap Suspended Particulate Matter (SPM)
10	Lagerstromia Speciosa	Tamhan	4	Medium sized Tree, Beautiful Purple flower
11	Ficus Microcarpa	Nandruk	4	Shady Tree
12	Syzygium cumuni	Jambhul	4	Evergreen, Slow growing
13	Murraya koenigii	Curry Leaves	4	Butterfly Host Plant
14	Phyllanthus emblica	Awala	5	Deciduous tree with edible fruits
15	Prunus dulcis	Almond	4	The base of various drinks which are supposed to have cooling properties.

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 34 of 118	Name: KALE ANIL D Signature: Anil D Shri. Anil Kale (Chairman SEAC-III)
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16	Bombax ceiba	katesavar	5	Is an important medicinal plant of tropica
17	Tabobiya	Roble	7	Leaves are compound, digitate and deciduous. Each leaf has five leaflets of variable size, the middle one being the largest.
18	Delonix regia	Gulmohar	3	Gulmohar trees are mainly grown for shade an ornamental value.
19	Saraca asoka	Ashoka	2	Shady tree with red-yellow flowers
20	Total	-	78	-

45.Total quantity of plants on ground

46.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	NA	NA	NA

47.Energy

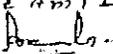
Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	200 kW
	DG set as Power back-up during construction phase	2 x 82.5 kVA
	During Operation phase (Connected load):	4681 kVA
	During Operation phase (Demand load):	3210 kVA
	Transformer:	3x 630 kVA, 1 x 315 kVA, 1 x 1.5 MVA
	DG set as Power back-up during operation phase:	2 x 1010 kVA , 2 x 750 kVA
	Fuel used:	HSD
Details of high tension line passing through the plot if any:	NA	

48.Energy saving by non-conventional method:

- Using high efficient equipment & BEE Certified Motors for Water pumps
- Use of Variable speed drives for Lifts
- Use of CFL / T-5 Fittings & Electronic Ballast in Common area
- Use of LED Fittings in Lighting of lift lobby or passages
- Use of solar based lighting systems in common areas.
- Using VFD for Fan and pump for STP
- Using high efficient equipment & BEE Certified Motors for Basement ventilation
- Solar based Hot water systems

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
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 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 35 of 118	Name: KALE Anil D Signature:  Shri. Anil Kale (Chairman SEAC-III)
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1	Solar Water Heating System, solar based lighting systems in common areas , CFL / T-5 Fittings & Electronic Ballast in Common area	48.63 %
50.Details of pollution control Systems		
Source	Existing pollution control system	Proposed to be installed
Waste water generation from Proposed project	Not applicable	Proposed STP having capacity 110 KLD and 140 KLD with MBBR Technology
Wet Waste from the proposed project	Not applicable	Proposed 2 nos. OWC having capacity 500 and 375 kg/day
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	NA
	O & M cost:	NA

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	-	3
2	Site Sanitation & Safety	-	5
3	Environmental Monitoring	-	3
4	Drinking water facility	-	2
5	Personnel Protective Equipment & Health Checks-Ups	-	5
6	Total	-	18

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water harvesting	-	12	0.3
2	STP	-	86.05	22.75
3	Landscape & Tree Plantation	-	30.17	4.82
4	Energy Saving	-	28	4.2
5	Solar Water Heating	-	22	3.3
6	Swimming Pool	-	63	9
7	Environmental monitoring	-	0	8
8	Organic waste composting	-	27.50	5.90
9	Total	-	268.72	58.27

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 36 of 118	Name: Anil Kale Signature: Anil Kale Shri. Anil Kale (Chairman SEAC-III)
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51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

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

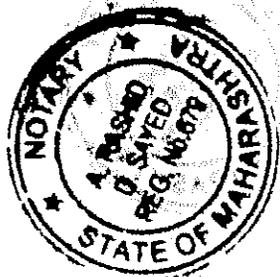
52.Any Other Information

No Information Available

53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	NA
Parking details:	Number and area of basement:	3 Nos. 9544.03 Sq.M.
	Number and area of podia:	NA
	Total Parking area:	14885.65 Sq.M.
	Area per car:	Provided as per NBC
	Area per car:	Provided as per NBC
	Number of 2-Wheelers as approved by competent authority:	2176
	Number of 4-Wheelers as approved by competent authority:	263 + 100 (Mechanical parking)
	Public Transport:	NA
	Width of all Internal roads (m):	Min 6 M
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	Category B
	Court cases pending if any	NA
	Other Relevant Informations	Withdrawal of Violation from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015

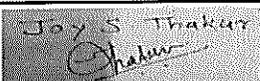
 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 37 of 118	Name: <i>Mr. Anil Kale</i> Signature: <i>[Signature]</i> Shri. Anil Kale (Chairman SEAC-III)
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	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	30-06-2016
SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS		
Environmental Impacts of the project	-	
Water Budget	-	
Waste Water Treatment	-	
Drainage pattern of the project	-	
Ground water parameters	-	
Solid Waste Management	-	
Air Quality & Noise Level issues	-	
Energy Management	-	
Traffic circulation system and risk assessment	-	
Landscape Plan	-	
Disaster management system and risk assessment	-	
Socioeconomic impact assessment	-	
Environmental Management Plan	-	
Any other issues related to environmental sustainability	-	
Brief information of the project by SEAC		

SEAC-AGENDA-0000000302

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 91 Meeting Date: July 26, 2019	Page 38 of 118	Name: श्री. अनिल काले Signature:  Shri. Anil Kale (Chairman SEAC-III)
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PP submitted their application for prior Environmental clearance for total plot area of 7729.66 m², FSI area of 21689.80 m², Non FSI area of 32969.09 m² and total BUA of 54667.89 m².

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

However before finalising the minutes, Secretary of the committee brought to the notice that a Show Cause Notice was issued by the Environment Department u/s 5 of the Environment (Protection) Act, 1986 on 16.07.2019 .

DECISION OF SEAC

The hearing of the proposal before SEAC was on 26.07.2019. Though PP was in knowledge of this notice at the time of hearing, he did not disclose this information to the committee and misguided the committee.

As the act of PP is fraudulent, committee decided to keep the case in abeyance till the decision of the notice .After the decision of the SCN the case will be reappraised in the light of outcome of the SCN.

Committee also directs the Secretary of the committee to bring this fact to the notice of Hon Principal Secretary with a request to take stern action on account of concealing the material information at the time of appraisal.

With this, the proposal is *deferred*.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

SEAC-III decided to defer the proposal. Kindly find SEAC decision above.

Joy S Thakur


Joy S. Thakur (Secretary
 SEAC-III)

SEAC Meeting No: 91 Meeting Date: July 26,
 2019

Page 39
 of 118

Name: *श्री. अनिल काले*

Signature: *Anil Kale*

Shri. Anil Kale (Chairman
 SEAC-III)



**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



Jog Centre, 3rd Floor,
Wakdevadi,
Old-Pune Mumbai Road,
Pune- 411003

MPCB/ROPI/190627-FTS-0183

Date: 27/06/19

To
M/s. Bramha Leisure Pvt. Ltd.,
Plot No. 209/A/2, CTS No. 4702,
Pimpri, Tal. Haveli, Dist. Pune

Sub: Show Cause Notice.

Ref: 1) Consent to Establish granted by the Board on 12/10/2017
2) Visit of the officials to your industry on 22/5/2019 & 10/6/2019
3) Notice / Complaint received from Advocate Nitin Lonkar vide letter dtd 19/5/2019
4) Proposal submitted by SRO Pimpri Chinchwad vide no. 190612-FTS-0322, Dated 12/6/2019

WHEREAS, you are operating Industry is located in the "Pollution Prevention Area" under the Water Act, 1974; under the Air Act, 1981 and Authorization under the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 followed by further amendments made therein from time to time.

AND WHEREAS, the Board had granted the conditional 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 under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016. **AND WHEREAS**, it is obligatory on your part to comply the same.

AND WHEREAS, the Board officials has visited your industry to check the compliance of consent conditions on 22/5/2019 & 10/6/2019 observed the following non-compliances;

1. You have started construction activities without consent to operate of the Board.
2. You have carry out construction activities without obtaining Environment Clearance as per EIA Notification, 2006.
3. You are not yet started effective steps towards compliance of conditions mentioned in consent to establish, like installation of STP, OWC & Rain Water Harvesting, etc.

NOWHEREFORE, you are hereby called upon to show cause as to why necessary legal action shall not be initiated against you under the Water (P & CP) Act, 1974, Air (P & CP) Act, 1981 and Hazardous & Other Waste (M & TM) Rules, 2016 ; r/w Hazardous & Other Waste (Management & Transboundary Movement) Rules, 2016.

The reply / objections if any shall reach this office within 07 days from the date of receipt of this notice, failing which, further legal action as deem fit shall be initiated as per the provision of various environmental enactments, which may please be noted.


 (Dilip Khedkar)
 Regional Officer

Copy to:-

Sub Regional Officer, M.P.C. Board, Pimpri Chinchwad :- For further follow up action and report accordingly.



Ref No. MPCB/BSU/2019

29/06/2019

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To,

The Regional Officer,
 Maharashtra Pollution Control Board,
 Jog Center Point, 3rd Floor, Wakdewadi
 Old-Pune Mumbai Road
 Pune - 411 003.

Sub : Submission of reply in response to show cause notice issued to our project "Bramha Sky Uzuri", Pimpri, Pune.

Ref : Letter No. MPCB/ROP/190627-FIS-0183 dated 27/06/2019

Respected Sir,

With reference above, we would like to mention the following in reply to the show cause notice issued by Regional Office, MPCB :-

Reply to Point No 1: We have started construction activities as per PCMC Sanction No. B.P/Pimpri/19/2008 and revised Sanctioned from PCMC vide No. B.P/Pimpri/15/2013 dated 9/4/2013 with no condition of Environment Clearance. But later on, as the plans were revised, the total built-up area exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra and our application is in process. As per the statutory requirement, we have applied for Consent to Establish to MPC Board and secured the same vide Format 1.0/BO/RO-HQ/CC-1710000347 Dated 12/10/2017.

Reply to Point No 2: We have initiated the construction activity w.r.t. circular dated 21st April 2015 by Principal Secretary, Environment Dept. Govt. of Maharashtra, It was clarified that construction up to 20,000 sq.m will be allowed. We had applied for Environment Clearance and the same is in process. State Level Expert Appraisal Committee-3 (SEAC-3) has already considered our project for Environment Clearance process and nearing its recommendation.

Reply to Point No 3: We have received Consent to Establish from MPCB Board vide Format 1.0/BO/RO-HQ/CC-1710000347 Dated 12/10/2017. Project is under construction phase, No building is under operation phase.

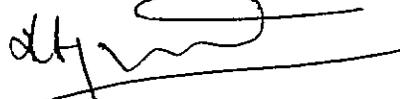
We assure you that we will observe strict adherence to the terms and conditions mentioned in the Consent to Establish and are committed to install all pollution control equipment like STP, OWC & Implementation of Rain Water Harvesting before operation phase of the project.

Also, we hereby assure you that we will obtain First Consent To Operate once buildings are ready for operation.

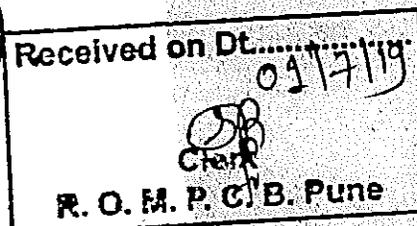
This is for your kind consideration please.

Thanking You.

Yours faithfully
 For Bramha Leisures Pvt. Ltd



Authorized Signatory



415

Ref No. SEIAA/No-Com/2019

16/07/2019

To,
 The Principal Secretary & Member Secretary,
 State Environment Impact Assessment Authority - SEIAA
 Environment Department,
 Government of Maharashtra,
 Room No. 217, Mantralaya,
 Mumbai- 400032.

Sub : Reply to the proposed directions u/s 5 of the Environment (P) Act, 1986
 r.w. EIA Notification 2006 dated 14.09.2006 for the proposed
 Commercial development project "Bramha Sky Uzuri" at S.No.209/A/2
 at Village Name - Pimpri, Tal.Haveli, Dist. Pune by Bramha Leisures Pvt. Ltd.

Ref : Letter Ref. No.Comp,-2019/CR-12/SEIAA Dated 25.06.2019

Respected Sir,

With reference to the above mentioned subject and reference, we would like to mention the following in reply to the directions issued by Environment Dept.:-

We Bramha Leisures Pvt. Ltd. have started construction/excavation activities as per PCMC Sanctioned No. B.P/Pimpri/19/2008 and revised Sanctioned from PCMC vide No. B.P/Pimpri/15/2013 dated 9/4/2013 with no condition of Environment Clearance. But later on, as the plans were revised, the total built-up area exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra dated 07.09.2013. The proposal has been appraised by the SEAC-III and marked as a violation due to excavation activity at initial stages where potential was less than 20,000 Sq. M. and withdrawal of violation vide Letter SEAC-2013/CR-449/TC-2, Env. Dept. Mumbai dated 10.03.2015. Revised application submitted to MoEF dated 30.06.2016. We have initiated the construction activity w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra. State Level Expert Appraisal Committee-3 (SEAC-3) has already considered our project for Environment Clearance and is in process.

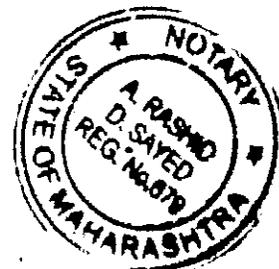
Point-wise Reply to issues raised by the complainant is as under :-

- a) We have started construction activities as per PCMC Sanctioned No. B.P/Pimpri/19/2008 and revised Sanctioned from PCMC vide No. B.P/Pimpri/15/2013 dated 9/4/2013 with no condition of Environment Clearance. But later on, as the plans were revised, the total

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 Website: www.bramharealty.in | Email: info@bramharealty.in



built –up area exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra dated 07.09.2013 & 30.06.2016 to MoEF & CC, New Delhi. We have undertaken the construction activity w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra.

- b) We have undertaken excavation activity in 2012 as per PCMC Sanctioned No.B.P/Pimpri/19/2008 with no condition of Environment Clearance. Initiation of construction activity in year 2016-2017 w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra. As of now we have constructed built up amounting to 8467.69 Sq.m. (FSI 902.54 Sq.M.& NON FSI 7565.15 Sq.M.)
- c) We have initiated the construction only after approval from the PCMC and ensure to taking care of environmental norms and mitigation measures during and after the project completion.
- d) Total built –up area of the project exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra dated 07.09.2013. We have obtained consent to Establish from MPC Board dated 10.03.2015
- e) We have partly complied with terms & conditions given in consent to establish dated 10.03.2015 obtained from Maharashtra Pollution Control Board.
- f) Initiation of construction activity in 2016- 2017 w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra. As of now we have constructed built up amounting to 8467.69 Sq.m. (FSI 902.54 Sq.M.& NON FSI 7565.15 Sq.M.). Environmental Impact Assessment not required as the project potential is less than 1,50,000 Sq.M. as per EIA Notification 14 September 2006. Anticipated Impacts with mitigation measure plan already prepared for construction and operation phase of the project.
- g) We are not abstracting ground water for the commercial usage as the project is not ready for operation. Tanker water using for the construction phase of the project.
- h) We are not utilizing any fresh water for the project during construction phase and for operation phase of the project PCMC has already given NOC for the provision of water during operation phase of the project.
- i) Top soil of the project site is already transported to our other site before initiation of excavation, Soil testing has already been conducted before initiation of excavation.
- j) We are using DG as a backup for the construction phase of the project. we have already obtained consent to establish from MPC Board for the same.



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- k) Solid waste (Debris) generated during excavation activity was properly transported to other sites and utilized for refilling and levelling of another proposed project site.
- l) Proposed project is yet to start operation, we hereby committed to installed STP once we received Environment clearance from the Env. Dept.
- m) Proposed project is a property of Bramha Leisures Pvt. Ltd. no any burden on public facilities.
- n) The proposed construction project site is in the vicinity of the urbanized area. Mitigation plan prepared and implemented at site during construction phase of the project like Barrigatting with dust proof nets, Compound wall, Construction materials stored at designated places, water sprinkling to avoid dust emissions, Construction vehicles to use only assigned path to avoid soil erosion.
- o) We are law abiding organization and assured you that we will observe strict adherence to the terms and conditions once receive Environment Clearance letter.
- p) Initiation of construction activity in 2016-2017 w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra and Commencement Certificate from PCMC.

Reply to Non Compliances & Show Cause:-

- a) We Bramha Leisures Pvt. Ltd. have started construction/excavation activities as per PCMC Sanctioned No.B.P/Pimpri/19/2008 and revised Sanctioned from PCMC vide No. B.P/Pimpri/15/2013 dated 9/4/2013 with no condition of Environment Clearance. But later on, as the plans were revised, the total built-up area exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra. Construction activity in 2016 w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra. As of now we have constructed built up amounting to 8467.69 Sq.m. (FSI 902.54 Sq.M. & NON FSI 7565.15 Sq.M.) which is less than 20000 Sq.M.
- b) With prior approval from PCMC (Commencement Certificate) as referred above, we have constructed only 8467.69 Sq.M. as per the commencement certificate. Constructed area does not entail environmental clearance. Without prejudice to the aforesaid contentions in any manner whatsoever, we say that the alleged defaults/lapses/irregularities on our part were unintentional.



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We say that we are law abiding company and are always ready and willing to comply with all the requisites with prompt and full co-operation on our part.

We hereby request you to consider the fact being a developer, we are bound by the provisions of EIA Notification 2006 & Environment Protection Act -1986.

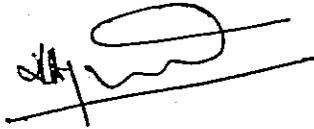
We have also invested huge amounts in obtaining various sanctions from the competent authority by paying development charges etc. In the circumstances and in the aforesaid background if the said project is stalled great prejudice and irreparable loss shall be caused to us. We hereby request to consider the aforesaid constraints and circumstances.

Also, we assured you that, we will observe strict adherence to the terms and conditions mentioned in the Environment Clearance letter, once we secure it from authority.

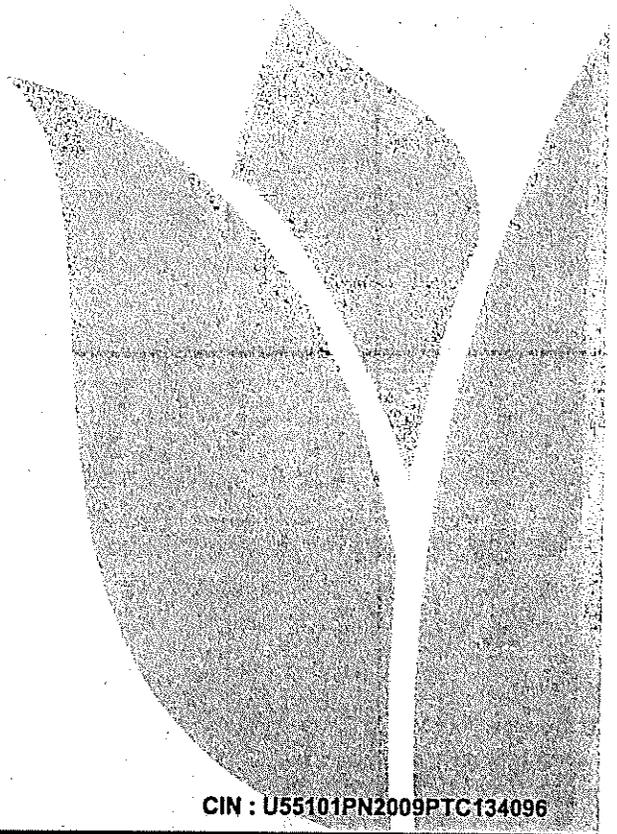
This is for your kind consideration please.

Thanking You,

Yours faithfully,
For, Bramha Leisures Pvt. Ltd (Bramha Sky Uzuri)



Authorized Signatory



419

Ref No. SEIAA/No-Com/2019

20/08/2019

To
 The Municipal Commissioner
 Office of the Municipal Commissioner
 Pimpri-Chinchwad Municipal Commissioner
 Pimpri, Pune – 411 018.

Sub : Reply to the proposed directions u/s 5 of the Environment (P) Act, 1986
 r.w. EIA Notification 2006 dated 14.09.2006 for the proposed
 Commercial development project "Bramha Sky Uzuri" at S.No.209/A/2
 at Village Name - Pimpri, Tal.Haveli, Dist. Pune by Bramha Leisures Pvt. Ltd.

Ref : Letter Ref. No.Comp,-2019/CR-12/SEIAA Dated 25.06.2019

Respected Sir,

With reference to the above mentioned subject and reference, we would like to mention the following in reply to the directions issued by Environment Dept.:-

We Bramha Leisures Pvt. Ltd. have started construction/excavation activities as per PCMC Sanctioned No. B.P/Pimpri/19/2008 and revised Sanctioned from PCMC vide No. B.P/Pimpri/15/2013 dated 9/4/2013 with no condition of Environment Clearance. But later on, as the plans were revised, the total built-up area exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra dated 07.09.2013. The proposal has been appraised by the SEAC-III and marked as a violation due to excavation activity at initial stages where potential was less than 20,000 Sq. M. and withdrawal of violation vide Letter SEAC-2013/CR-449/TC-2, Env. Dept. Mumbai dated 10.03.2015. Revised application submitted to MoEF dated 30.06.2016. We have initiated the construction activity w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra. State Level Expert Appraisal Committee-3 (SEAC-3) has already considered our project for Environment Clearance and is in process.

Point-wise Reply to issues raised by the complainant is as under :-

- a) We have started construction activities as per PCMC Sanctioned No.B.P/Pimpri/19/2008 and revised Sanctioned from PCMC vide No. B.P/Pimpri/15/2013 dated 9/4/2013 with no condition of Environment Clearance. But later on, as the plans were revised, the total

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built –up area exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra dated 07.09.2013 & 30.06.2016 to MoEF & CC, New Delhi. We have undertaken the construction activity w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra.

- b) We have undertaken excavation activity in 2012 as per PCMC Sanctioned No.B.P/Pimpri/19/2008 with no condition of Environment Clearance. Initiation of construction activity in year 2016-2017 w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra. As of now we have constructed built up amounting to 8467.69 Sq.m. (FSI 902.54 Sq.M.& NON FSI 7565.15 Sq.M.)
- c) We have initiated the construction only after approval from the PCMC and ensure to taking care of environmental norms and mitigation measures during and after the project completion.
- d) Total built –up area of the project exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra dated 07.09.2013. We have obtained consent to Establish from MPC Board dated 10.03.2015
- e) We have partly complied with terms & conditions given in consent to establish dated 10.03.2015 obtained from Maharashtra Pollution Control Board.
- f) Initiation of construction activity in 2016- 2017 w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra. As of now we have constructed built up amounting to 8467.69 Sq.m. (FSI 902.54 Sq.M.& NON FSI 7565.15 Sq.M.). Environmental Impact Assessment not required as the project potential is less than 1,50,000 Sq.M. as per EIA Notification 14 September 2006. Anticipated impacts with mitigation measure plan already prepared for construction and operation phase of the project.
- g) We are not abstracting ground water for the commercial usage as the project is not ready for operation. Tanker water using for the construction phase of the project.
- h) We are not utilizing any fresh water for the project during construction phase and for operation phase of the project PCMC has already given NOC for the provision of water during operation phase of the project.
- i) Top soil of the project site is already transported to our other site before initiation of excavation, Soil testing has already been conducted before initiation of excavation.
- j) We are using DG as a backup for the construction phase of the project. we have already obtained consent to establish from MPC Board for the same.



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-3-

- k) Solid waste (Debris) generated during excavation activity was properly transported to other sites and utilized for refilling and levelling of another proposed project site.
- l) Proposed project is yet to start operation, we hereby committed to installed STP once we received Environment clearance from the Env. Dept.
- m) Proposed project is a property of Bramha Leisures Pvt. Ltd. no any burden on public facilities.
- n) The proposed construction project site is in the vicinity of the urbanized area. Mitigation plan prepared and implemented at site during construction phase of the project like Barrigatting with dust proof nets, Compound wall, Construction materials stored at designated places, water sprinkling to avoid dust emissions, Construction vehicles to use only assigned path to avoid soil erosion.
- o) We are law abiding organization and assured you that we will observe strict adherence to the terms and conditions once receive Environment Clearance letter.
- p) Initiation of construction activity in 2016-2017 w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra and Commencement Certificate from PCMC.

Reply to Non Compliances & Show Cause:-

- a) We Bramha Leisures Pvt. Ltd. have started construction/excavation activities as per PCMC Sanctioned No.B.P/Pimpri/19/2008 and revised Sanctioned from PCMC vide No. B.P/Pimpri/15/2013 dated 9/4/2013 with no condition of Environment Clearance. But later on, as the plans were revised, the total built -up area exceeded 20,000 sq.m for which we have applied for environmental clearance to Environment Dept. Govt. of Maharashtra. Construction activity in 2016 w.r.t. circular dated 21st April 2015 by principal secretary, Environment Dept. Govt. of Maharashtra. As of now we have constructed built up amounting to 8467.69 Sq.m. (FSI 902.54 Sq.M. & NON FSI 7565.15 Sq.M.) which is less than 20000 Sq.M.
- b) With prior approval from PCMC (Commencement Certificate)-as referred above, we have constructed only 8467.69 Sq.M. as per the commencement certificate. Constructed area does not entail environmental clearance. Without prejudice to the aforesaid contentions in any manner whatsoever, we say that the alleged defaults/lapses/irregularities on our part were unintentional.



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We say that we are law abiding company and are always ready and willing to comply with all the requisites with prompt and full co-operation on our part.

We hereby request you to consider the fact being a developer, we are bound by the provisions of EIA Notification 2006 & Environment Protection Act -1986.

We have also invested huge amounts in obtaining various sanctions from the competent authority by paying development charges etc. In the circumstances and in the aforesaid background if the said project is stalled great prejudice and irreparable loss shall be caused to us. We hereby request to consider the aforesaid constraints and circumstances.

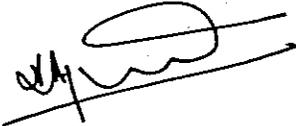
Also, we assured you that, we will observe strict adherence to the terms and conditions mentioned in the Environment Clearance letter, once we secure it from authority.

This is for your kind consideration please.

Thanking You,

Yours faithfully,

For, Bramha Leisures Pvt. Ltd (Bramha Sky Uzuri)



Authorized Signatory



Encl : Copy of Acknowledgment – Reply of proposed directions submitted to The Principal Secretary, Environment Department, Government of Maharashtra, Mantralaya is attached.



Government of Maharashtra

No. Comp-2019/CR- 12/SEIAA
Environment Department
217 (Annex), Mantralaya,
Mumbai- 400 032.
November 16, 2019.

To,
M/s Bramha Leisures Pvt. Ltd.,
having registered office at "Bramha House" 250/251
M.G. Road, Camp, Pune.

Subject:- Withdrawal of Proposed Directions dated 15.06.2019 issued under Section 5 of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.09.2006.

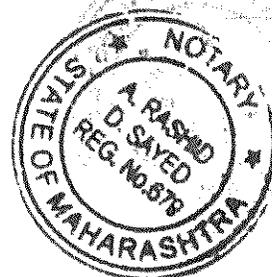
Ref. :-

- 1) Complaint Notice of Mr. Ajay Jayvantrao Bhosale through Advocate Nitin Lonkar dated 19.05.2019. .
- 2) Show cause Notice/Proposed Directions u/s 5 of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.09.2006 issued to you vide letter dated 15.06.2019.
- 3) Representation submitted by M/s Bramha Leisures Private Limited vide its letter dated 16.07.2019.
- 4) Personal hearing conducted in the chamber of the Secretary, Environment Department on 11.11.2019.

We refer to the Show Cause notice/proposed directions at reference (2) dated 15.06.2019 issued to you under section 5 of the Environment (P) Act 1986 r.w. EIA Notification dtd. 14.09.2006 whereby and whereunder you were asked to show cause as to why your building construction activity in respect of project "Bramha Uzuri" situated at Survey 209/A/2 CTS No. 4702 of village Pimpri Chowk, Taluka Haveli, District Pune, should not be stopped forthwith for the violation of EIA Notification dated 14.09.2006, and why further legal action should not be initiated against you under the provisions of Environment (P) Act 1986 and Rules made thereunder.

We also refer to the representation made by Bramha Leisures Private Limited under reference (3) above and also the personal hearing conducted in the chamber of the Secretary, Environment Department on 11.11.2019 in connection with our said show cause notice dated 15.06.2019.

After examination of the documents submitted by you alongwith your representation dated 16.07.2019 and the submissions made during the personal hearing conducted on 11.11.2019, it has been observed that the project proponent Bramha Leisures Private Limited has carried out construction activity in respect of a residential project called



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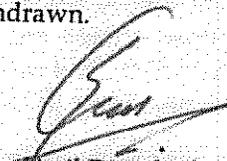
"Bramha Uzuri" on land bearing Survey Nos. 209/A/2 CTS No. 4702 of Village Pimpri Chowk, Taluka Haveli, District Pune.

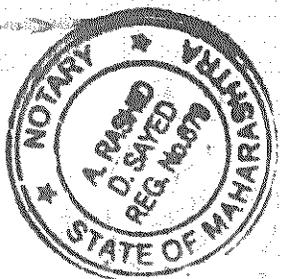
Based on the complaint/Notice of Mr. Ajay Jayvantrao Bhosale through Advocate Nitin Lonkar dated 19.05.2019, this office had served the Show Cause Notice under reference (1) above to M/s Bramha Leisure Private Limited. On the basis of the reply it is observed that the project called "Bramha Uzuri" has been constructed on Survey No. 209/A/2 CTS No.4702. The said project was started construction activities as per PCMC Sanctioned No. B.P./Pimpri/19/2008 and revised Sanctioned from PCMC vide No. B.P./Pimpri/15/2013 with no condition of Environment Clearance. But later on, the plans were revised. The total BUA exceeded 20,000/- Sq. M. for which the project proponent has applied for EC to Environment Deptt., Govt. of Maharashtra dtd. 7/9/2013 and 30.6.2016 to MoEF & CC, New Delhi. As per the PCMC Sanction No. B.P./Pimpri/19/2008 and Circular dtd. 21st April, 2015 by Principal Secretary, Environment Department, Govt. of Maharashtra, started construction in the year 2016-17 and constructed BUA amount to 8467.69 Sq. M.

It is seen from the records of this office that Bramha Leisures for the total BUA of the project exceeded 20,000, has applied for grant of EC to appropriate authority for the said project on 7.9.2013 and obtained consent to Establish from MPCB Board dated 10.3.2015.

It is clear from the record that the project proponent has made total BUA construction of 8467.69, which is less than 20,000 Sq. Mtr and is liable to be excluded from getting environmental clearance as per provisions of the EC Act. In case the BUA construction sanction exceeds 20000 Sq. Mtrs. limit, the developers is required to obtain EC from the appropriate authority. The project proponent has applied for grant of EC to appropriate authority for the total BUA of the project exceeded 20,000. Therefore, there is no case of violation of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.9.2006. Therefore, the Show Cause Notice/Proposed Directions u/s 5 of the Environment Act needs to be withdrawn.

Hence, the Show cause Notice/Proposed Directions u/s 5 of the Environment (P) Act, 1986 r.w. EIA Notification dated 14.09.2006 issued by this office under its communication dated 15.06.2019 as per ref. (2) is hereby withdrawn.


(Anil Diggikar)
Principal Secretary
Environment Department



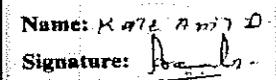
99 SAEC-3 Day 01	
SEAC Meeting number: 99 Meeting Date December 10, 2019	
Subject: Environment Clearance for Proposed Commercial development Project namely Bramha Sky Uzuri by Bramha leasures Pvt.Ltd.	
Is a Violation Case: No	
1.Name of Project	BRAMHA SKY UZURI
2.Type of institution	Private
3.Name of Project Proponent	Mr. Vishal Agarwal
4.Name of Consultant	Building Environment India Pvt. Ltd.
5.Type of project	Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Sr.No. 209/A/2
9.Taluka	Haveli
10.Village	Pimpri
Correspondence Name:	Bramha Leasures Pvt.Ltd.
Room Number:	NA
Floor:	1st
Building Name:	250-251, Bramha House
Road/Street Name:	M.G.Road
Locality:	Camp
City:	Pune
11.Whether in Corporation / Municipal / other area	PCMC
12.IOD/IOA/Concession/Plan Approval Number	Sanctioned from PCMC
	IOD/IOA/Concession/Plan Approval Number: BP/Layout/Pimpri/ENV/1/2018 Dated 04/10/2018 Approved Built-up Area: 54667.89
13.Note on the initiated work (if applicable)	Work initiated below 20000 sq.m., withdrawal of Violation Letter from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
14.LOI / NOC / IOD from MHADA/ Other approvals (if applicable)	NA
15.Total Plot Area (sq. m.)	7729.66 Sq.M.
16.Deductions	0
17.Net Plot area	7729.66 Sq.M.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 21689.80
	Non FSI area (sq. m.): 32969.09
	Total BUA area (sq. m.): 54667.89
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 21689.80
	Approved Non FSI area (sq. m.): 32969.09
	Date of Approval: 04-10-2018
19.Total ground coverage (m2)	3881.71
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50.2 % of net plot area
21.Estimated cost of the project	1326800000
22.Number of buildings & its configuration	

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000005167	Name: Mr. Anil D. Signature: Anil D. Shri. Anil Kale (Chairman SEAC-III)
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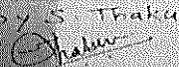
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	Wing A	3 B+GF+UG+10 Floor	38.25	
2	Wing B	3B+LG+UG+11 Floor	39.95	
3	Wing C	3B+LG+UG+11 Floor	39.95	
4	Club House	G+1	6.65	
23. Number of tenants and shops	Wing A & B - 274 Nos. Office and 44 Nos. Shops and Wing B - 2 Nos. Restaurant Wing C - 131 Nos. Rooms, 2 Nos. Restaurant & 5 Nos. Banquets			
24. Number of expected residents / users	Shops & Offices - 2533 Nos., Restaurants - 1024 Nos., Service Rooms - 262 Nos. Total - 3819 Nos.			
25. Tenant density per hectare	5520.29			
26. Height of the building(s)				
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 M			
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 M			
29. Existing structure (s) if any	NA			
30. Details of the demolition with disposal (If applicable)	NA			
31. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32. Total Water Requirement				

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000005167	Page 2 of 13	Name: KALE ANIL D Signature:  Shri. Anil Kale (Chairman SEAC-III)
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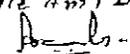


Dry season:	Source of water	PCMC
	Fresh water (CMD):	195.770
	Recycled water - Flushing (CMD):	73.735
	Recycled water - Gardening (CMD):	12
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD):	269.505
	Fire fighting - Underground water tank(CMD):	400
	Fire fighting - Overhead water tank(CMD):	60
	Excess treated water	132.564
Wet season:	Source of water	PCMC
	Fresh water (CMD):	195.770
	Recycled water - Flushing (CMD):	73.735
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD):	269.505
	Fire fighting - Underground water tank(CMD):	400
	Fire fighting - Overhead water tank(CMD):	60
	Excess treated water	144.565
Details of Swimming pool (If any)	C-Wing swimming pool(6.81 x 9.35)+ jacuzzi (6.29 x 4.00) + kids pool(6.29 x 4.00) at fourth floor The average depth of Swimming Pool: 1) Main pool of C-Wing 750mm 2) Kids pool 600mm and 3) Main pool of Open Space 1200mm	

SEAC

Joy S. Thakur

 Joy S. Thakur (Secretary SEAC-III)

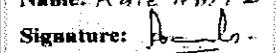
SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773)
 SEAC-MINUTES-0000005167

Name: KATE ANIL D
 Signature: 
 Shri. Anil Kale (Chairman SEAC-III)
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33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
34.Rain Water Harvesting (RWH)	Level of the Ground water table:		12 m BGL						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		6						
	Size of recharge pits :		3 m x 2 m x 3 m						
	Budgetary allocation (Capital cost) :		12 Lacs						
	Budgetary allocation (O & M cost) :		0.3 Lacs/yr.						
	Details of UGT tanks if any :		1 no. for Wing A & B 380.637 KLD 1 no. for Wing C 489.620 KLD.						
35.Storm water drainage	Natural water drainage pattern:		East To West						
	Quantity of storm water:		26 m ³						
	Size of SWD:		600 mm x 600 mm						
36.Sewage and Waste water	Sewage generation in KLD:		242.555						
	STP technology:		MBBR TECHNOLOGY						
	Capacity of STP (CMD):		2 NOS. 1 FOR Wing A & B - 110 KLD AND 1 FOR Wing C -140 KLD						
	Location & area of the STP:		Near Wing C , Area - 130 Sq.m.						
	Budgetary allocation (Capital cost):		86.05 Lacs						
	Budgetary allocation (O & M cost):		22.75 Lacs/yr.						

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000005167	Name: KATE ANIL D Signature:  Shri. Anil Kale (Chairman SEAC-III)
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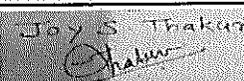
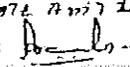


37. Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total excavation generated during pre construction and construction phase - 78961 Cum out of which reused at site 10156 Cum and remaining 68805 Cum handed over to Authorized vendor
	Disposal of the construction waste debris:	Construction waste includes waste concrete, excavated soil, broken bricks, waste plaster, metallic scrap etc. Construction debris will be used for base course preparation and excess will be hand over to Authorized vendor
Waste generation in the operation Phase:	Dry waste:	739 Kg/day
	Wet waste:	793 Kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	33 Kg/day
	Others if any:	E-Waste - 3688 kg/year
Mode of Disposal of waste:	Dry waste:	Collected & Disposed by local body (swachh)
	Wet waste:	Treated in organic waste composting and used as manure.
	Hazardous waste:	Send to Authorized vendor
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as manure for gardening purposes
	Others if any:	NA
Area requirement:	Location(s):	Near Wing C
	Area for the storage of waste & other material:	27.3 Sq.M
	Area for machinery:	40.2 Sq.M.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	27.50 Lacs
	O & M cost:	5.9 Lacs/yr.

38. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000005167	Page 5 of 13	Name: K. Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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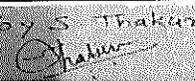
7	Mangifera Indica	Mango	3	Flowering and Fruit growing tree, dense, nesting for avi fauna.. Suitable for all types of soil. Medium logging to water tolerance.
8	Cassia Fistula	Bahawa	3	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant.
9	Ailanthus Excelsa	Maharukh	3	Softwood tree. one of the best tree used to trap Suspended Particulate Matter (SPM)
10	Lagerstromia Speciosa	Tamhan	4	Medium sized Tree, Beautiful Purple flower
11	Ficus Microcarpa	Nandruk	4	Shady Tree
12	Syzygium cumuni	Jambhul	4	Evergreen, Slowgrowing
13	Murraya koenigii	Curry Leaves	4	Butterfly Host Plant
14	Phyllanthus emblica	Awala	5	Deciduous tree with edible fruits
15	Prunus dulcis	Almond	4	The base of various drinks which are supposed to have cooling properties.
16	Bombax ceiba	katesavar	5	Is an important medicinal plant of tropica
17	Tabobiya	Roble		Leaves are compound, digitate and deciduous. Each leaf has five leaflets of variable size, the middle one being the largest.
18	Delonix regia	Gulmohar	3	Gulmohar trees are mainly grown for shade an ornamental value.
19	Saraca asoka	Ashoka	2	Shady tree with red-yellow flowers
20	Total		78	

46.Total quantity of plants on ground

47.Number and list of shrubs and bushes species to be planted in the podium RG:

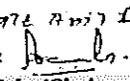
Serial Number	Name	C/C Distance	Area m2
1	NA	NA	NA

SEAC-MINUTES-000000167

Joy S. Thakur

 Joy S.Thakur (Secretary
 SEAC-III)

SEAC Meeting No: 99 Meeting Date: December
 10, 2019 (SEIAA-STATEMENT-0000001773)
 SEAC-MINUTES-0000005167

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Name: K. Anil D
 Signature: 
 Shri. Anil Kale (Chairman
 SEAC-III)



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48. Energy		
Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	200 kW
	DG set as Power back-up during construction phase	2 x 82.5 kVA
	During Operation phase (Connected load):	4681 kVA
	During Operation phase (Demand load):	3210 kVA
	Transformer:	3 x 630 kVA, 1 x 315 kVA, 1 x 1.5 MVA
	DG set as Power back-up during operation phase:	2 x 1010 kVA , 2 x 750 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

49. Energy saving by non-conventional method:

- Using high efficient equipment & BEE Certified Motors for Water pumps
- Use of Variable speed drives for Lifts
- Use of CFL / T-5 Fittings & Electronic Ballast in Common area
- Use of LED Fittings in Lighting of lift lobby or passages
- Use of solar based lighting systems in common areas.
- Using VFD for Fan and pump for STP
- Using high efficient equipment & BEE Certified Motors for Basement ventilation
- Solar based Hot water systems

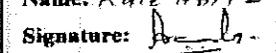
50. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Solar Water Heating System, solar based lighting systems in common areas , CFL / T-5 Fittings & Electronic Ballast in Common area	48.63 %

51. Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Waste water generation from Proposed project	Not applicable	Proposed STP having capacity 110 KLD and 140 KLD with MBBR Technology
Wet Waste from the proposed project	Not applicable	Proposed 2 nos. OWC having capacity 500 and 375 kg/day

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	NA
	O & M cost:	NA

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000005167	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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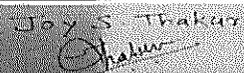


52.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	-	3
2	Site Sanitation & Safety	-	5
3	Environmental Monitoring	-	3
4	Drinking water facility	-	2
5	Personnel Protective Equipment & Health Checks-Ups	-	5
6	Total	-	18

SEAC-MINUTES-0000005167

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-000001773) SEAC-MINUTES-0000005167	Page 9 of 13	Name: K. Anil D. Signature: Anil D. Shri. Anil Kale (Chairman SEAC-III)
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b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water harvesting	-	12	0.3
2	STP	-	86.05	22.75
3	Landscape & Tree Plantation	-	30.17	4.82
4	Energy Saving	-	28	4.2
5	Solar Water Heating	-	22	3.3
6	Swimming Pool	-	63	9
7	Environmental monitoring	-	0	8
8	Organic waste composting	-	27.50	5.90
9	Total	-	268.72	58.27

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

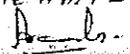
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

53. Any Other Information

No Information Available

54. Traffic Management

Nos. of the junction to the main road & design of confluence:	NA
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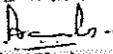
 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000005167	Name: K. Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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Parking details:	Number and area of basement:	3 Nos. 9544.03 Sq.M.
	Number and area of podia:	NA
	Total Parking area:	14885.65 Sq.M.
	Area per car:	Provided as per NBC
	Area per car:	Provided as per NBC
	Number of 2-Wheelers as approved by competent authority:	2176
	Number of 4-Wheelers as approved by competent authority:	263 + 100 (Mechanical parking)
	Public Transport:	NA
Width of all Internal roads (m):	Min.6 M	

SEAC-MINUTES-0000005167

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773) SEAC-MINUTES-0000005167	Page 11 of 13	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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CRZ/ RRZ clearance obtain, if any:	NA
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
Category as per schedule of EIA Notification sheet	Category B
Court cases pending if any	NA
Other Relevant Informations	Withdrawal of Violation from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
Have you previously submitted Application online on MOEF Website	Yes
Date of online submission	30-06-2016
Brief information of the project by SEAC	

SEAC-MINUTES-0000005167

Joy S. Thakur

 Joy S. Thakur (Secretary SEAC-III)

SEAC Meeting No: 99 Meeting Date: December 10, 2019 (SEIAA-STATEMENT-0000001773)
 SEAC-MINUTES-0000005167

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Name: Anil Kale
 Signature: 
 Shri. Anil Kale (Chairman SEAC-III)



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PP had submitted application for prior Environmental clearance for total plot area of 7729.66 m2, FSI area of 21689.80 m2, Non FSI area of 32969.09 m2 and total BUA of 54667.89 m2.

The building configuration of the proposal is as below:

Wing A (Height 38.25 m): 3B+G+UG+10

Wing B and C (Height 39.95 m): 3B+G+UG+11

Club House (Height 6.65 m): G+1

The case was discussed on the basis of the documents submitted and presentation made by the proponent.

The Committee noted that the show cause notice / proposed directions issued u/s 5 of the Environment (P) Act, 1986 dated 15.06.2019 were withdrawn by the Environment Department, GoM vide letter no. Comp-2019/CR-12/SEIAA dated 16.11.2019.

All issues relating to environment including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

DECISION OF SEAC

PP has satisfactorily complied with the points raised in 91st meeting of SEAC-3.

SEAC decided to **recommend** the proposal for prior environmental Clearance.

Specific Conditions by SEAC:

1) NIL

FINAL RECOMMENDATION

SEAC-III have decided to recommend the proposal to SEIAA for Prior Environmental clearance subject to above conditions

Joy S. Thakur
Joy S. Thakur
Joy S. Thakur (Secretary
SEAC-III)

SEAC Meeting No: 99 Meeting Date: December
10, 2019 (SEIAA-STATEMENT-0000001773)
SEAC-MINUTES-0000005167

Name: K. Anil Kale
Signature: *Anil Kale*
Page 13 of 13
Shri. Anil Kale (Chairman
SEAC-III)



186 th meeting of SEIAA	
SEIAA Meeting number: 186 Meeting Date February 6, 2020	
Subject: Environment Clearance for Proposed Commercial development Project namely Bramha Sky Uzuri by Bramha leasures Pvt.Ltd.	
Is a Violation Case: No	
1.Name of Project	BRAMHA SKY UZURI
2.Type of institution	Private
3.Name of Project Proponent	Mr. Vishal Agarwal
4.Name of Consultant	Building Environment India Pvt. Ltd.
5.Type of project	Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Sr.No. 209/A/2
9.Taluka	Haveli
10.Village	Pimpri
Correspondence Name:	Bramha Leasures Pvt.Ltd.
Room Number:	NA
Floor:	1st
Building Name:	250-251, Bramha House
Road/Street Name:	M.G.Road
Locality:	Camp
City:	Pune
11.Whether in Corporation / Municipal / other area	PCMC
12.IOD/IOA/Concession/Plan Approval Number	Sanctioned from PGMC IOD/IOA/Concession/Plan Approval Number: BP/Layout/Pimpri/ENV1/2018 Dated 04/10/2018 Approved Built-up Area: 54667.89
13.Note on the initiated work (If applicable)	Work initiated below 20000 sq.m., withdrawal of Violation Letter from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m)	7729.66 Sq.M.
16.Deductions	0
17.Net Plot area	7729.66 Sq.M.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 21689.80
	Non FSI area (sq. m.): 32969.09
	Total BUA area (sq. m.): 54667.89
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 21689.80
	Approved Non FSI area (sq. m.): 32969.09
	Date of Approval: 04-10-2018
19.Total ground coverage (m2)	3881.71
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50.2 % of net plot area
21.Estimated cost of the project	1326800000
22.Number of buildings & its configuration	

 Shri. Anil Digglkar (Member Secretary SEIAA)	SEIAA Meeting No: 186 Meeting Date: February 6, 2020 (SEIAA-STATEMENT-0000001773) SEIAA-MINUTES-0000003001	Page 1 of 14	 Shri. Johnny Joseph (Chairman SEIAA)
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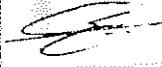
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Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing A	3 B+GF+UG+10 Floor	38.25
2	Wing B	3B+LG+UG+11 Floor	39.95
3	Wing C	3B+LG+UG+11 Floor	39.95
4	Club House	G+1	6.65
23.Number of tenants and shops	Wing A & B - 274 Nos. Office and 44 Nos. Shops and Wing B - 2 Nos. Restaurant Wing C - 131 Nos. Rooms, 2 Nos. Restaurant & 5 Nos. Banquets		
24.Number of expected residents / users	Shops & Offices - 2533 Nos., Restaurants - 1024 Nos., Service Rooms - 262 Nos. Total - 3819 Nos.		
25.Tenant density per hectare	5520.29		
26.Height of the building(s)			
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 M		
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 M		
29.Existing structure (s) if any	NA		
30.Details of the demolition with disposal (If applicable)	NA		

31. Production Details

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

32. Total Water Requirement

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 186 Meeting Date: February 6, 2020 (SEIAA-STATEMENT-0000001773) SEIAA-MINUTES-0000003001	Page 2 of 14	 Shri. Johnny Joseph (Chairman SEIAA)
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Dry season:	Source of water	PCMC
	Fresh water (CMD):	195.770
	Recycled water - Flushing (CMD):	73.735
	Recycled water - Gardening (CMD):	12
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD) :	269.505
	Fire fighting - Underground water tank(CMD):	400
	Fire fighting - Overhead water tank(CMD):	60
	Excess treated water	132.564
Wet season:	Source of water	PCMC
	Fresh water (CMD):	195.770
	Recycled water - Flushing (CMD):	73.735
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD) :	269.505
	Fire fighting - Underground water tank(CMD):	400
	Fire fighting - Overhead water tank(CMD):	60
	Excess treated water	144.565
Details of Swimming pool (If any)	C wing- swimming pool(6.81 x 9.35)+ jacuzzi (6.29 x 4.00) + kids pool(6.29 x 4.00) at fourth floor The average depth of Swimming Pool: 1) Main pool of C-Wing 750mm 2) Kids pool 600mm and 3) Main pool of Open Space 1200mm	

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 186 Meeting Date: February 6, 2020 (SEIAA-STATEMENT-0000001773) SEIAA-MINUTES-0000003001	Page 3 of 14	 Shri. Johnny Joseph (Chairman SEIAA)
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33. Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
34. Rain Water Harvesting (RWH)	Level of the Ground water table:		12 m BGL						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		6						
	Size of recharge pits :		3 m x 2 m x 3 m						
	Budgetary allocation (Capital cost) :		12 Lacs						
	Budgetary allocation (O & M cost) :		0.3 Lacs/yr.						
	Details of UGT tanks if any :		1 no. for Wing A & B 380,637 KLD 1 no. for Wing C 439,620 KLD.						
35. Storm water drainage	Natural water drainage pattern:		East To West						
	Quantity of storm water:		25 m ³						
	Size of SWD:		600 mm x 600 mm						
36. Sewage and Waste water	Sewage generation in KLD:		242,555						
	STP Technology:		MBBR TECHNOLOGY						
	Capacity of STP (CMD):		2 NOS. 1 FOR Wing A & B - 110 KLD AND 1 FOR Wing C -140 KLD						
	Location & area of the STP:		Near Wing C , Area - 130 Sq.m.						
	Budgetary allocation (Capital cost):		86.05 Lacs						
	Budgetary allocation (O & M cost):		22.75 Lacs/yr.						



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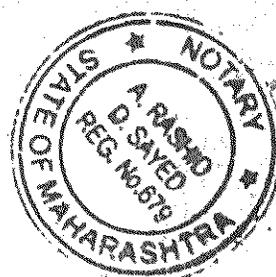
37. Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total excavation generated during pre construction and construction phase - 78961 Cum out of which reused at site 10156 Cum and remaining 68805 Cum handed over to Authorized vendor
	Disposal of the construction waste debris:	Construction waste includes waste concrete, excavated soil, broken bricks, waste plaster, metallic scrap etc. Construction debris will be used for base course preparation and excess will be hand over to Authorized vendor
Waste generation in the operation Phase:	Dry waste:	739 Kg/day
	Wet waste:	793 Kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	33 Kg/day
	Others if any:	E-Waste - 3688 kg/year
Mode of Disposal of waste:	Dry waste:	Collected & Disposed by local body (swachh)
	Wet waste:	Treated in organic waste composting and used as manure.
	Hazardous waste:	Send to Authorized vendor
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as manure for gardening purposes
	Others if any:	NA
Area requirement:	Location(s):	Near Wing C
	Area for the storage of waste & other material:	27.3 Sq.M.
	Area for machinery:	46.2 Sq.M.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	27.50 Lacs
	O & M cost:	5.9 Lacs/yr.

38. Effluent Charecterestics

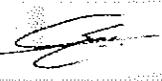
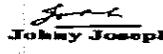
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

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39. Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40. Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
41. Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
42. Source of Fuel		Not applicable					
43. Mode of Transportation of fuel to site		Not applicable					
44. Green Belt Development	Total RG area :	1695.39 Sq.M.					
	No of trees to be cut :	0					
	Number of trees to be planted :	78 Nos.					
	List of proposed native trees :	78 nos					
	Timeline for completion of plantation :	2 Years					
45. Number and list of trees species to be planted in the ground							
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance			
1	Nyctanthes Arbor-Tortis	Parijatak	5	Small deciduous fast growing, beautiful flowers.			
2	Bahunia Variegata	Mountain Ebony	3	Flowering plant, Deciduous beautiful tree among all indian trees, rich and stimulating perfume.			
3	Michellia Champaca	Sonchaffa	3	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant			
4	Anthocephalus Kadamba	Kadamba	4	Shady, large deciduous tree, fast growing graceful tree, ball shaped flowers.			
5	Dalbergia Sisoo	Shisoo	3	Fast growing medium to large hardy deciduous rosewood.			
6	Azadirakta Indica	Neem	2	Fast growing large tree, evergreen good for roadside plantation, draught resistant, shade giving tree.			

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 186 Meeting Date: February 6, 2020 (SEIAA-STATEMENT-0000001773) SEIAA-MINUTES-0000003001	Page 6 of 14	 Shri. Johnny Joseph (Chairman SEIAA)
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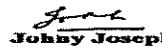


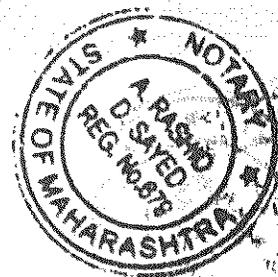
7	Mangifera Indica	Mango	3	Flowering and Fruit growing tree, dense, nesting for avi fauna.. Suitable for all types of soil. Medium logging to water tolerance.
8	Cassia Fistula	Bahawa	3	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant.
9	Ailanthus Excelsa	Maharukh	3	Softwood tree. one of the best tree used to trap Suspended Particulate Matter (SPM)
10	Lagerstromia Speciosa	Tamhan	4	Medium sized Tree, Beautiful Purple flower
11	Ficus Microcarpa	Nandruk	4	Shady Tree
12	Syzygium cumuni	Jambhul	4	Evergreen, Slow growing
13	Murraya koenigii	Curry Leaves	4	Butterfly Host Plant
14	Phyllanthus emblica	Awala	5	Deciduous tree with edible fruits
15	Prunus dulcis	Almond	4	The base of various drinks which are supposed to have cooling properties.
16	Bombax ceiba	katesavar	5	Is an important medicinal plant of tropica
17	Tabobiya	Roble	7	Leaves are compound, digitate and deciduous. Each leaf has five leaflets of variable size, the middle one being the largest.
18	Delonix regia	Gulmohar	3	Gulmohar trees are mainly grown for shade an ornamental value.
19	Saraca asoka	Ashoka	2	Shady tree with red-yellow flowers
20	Total		78	

46.Total quantity of plants on ground

47.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	NA	NA	NA

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48. Energy

Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	200 kW
	DG set as Power back-up during construction phase	2 x 82.5 kVA
	During Operation phase (Connected load):	4681 kVA
	During Operation phase (Demand load):	3210 kVA
	Transformer:	3 x 630 kVA, 1 x 315 kVA, 1 x 1.5 MVA
	DG set as Power back-up during operation phase:	2 x 1010 kVA , 2 x 750 kVA
	Fuel used:	HSD
Details of high tension line passing through the plot if any:	NA	

49. Energy saving by non-conventional method:

- Using high efficient equipment & BEE Certified Motors for Water pumps
- Use of Variable speed drives for Lifts
- Use of CFL / T-5 Fittings & Electronic Ballast in Common area
- Use of LED Fittings in Lighting of lift lobby or passages
- Use of solar based lighting systems in common areas.
- Using VFD for Fan and pump for STP
- Using high efficient equipment & BEE Certified Motors for Basement ventilation
- Solar based Hot water systems

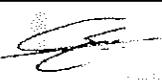
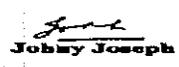
50. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Solar Water Heating System, solar based lighting systems in common areas , CFL / T-5 Fittings & Electronic Ballast in Common area	48.63 %

51. Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Waste water generation from Proposed project	Not applicable	Proposed STP having capacity 110 KLD and 140 KLD with MBBR Technology
Wet Waste from the proposed project	Not applicable	Proposed 2 nos. OWC having capacity 500 and 375 kg/day

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	NA
	O & M cost:	NA

 Shri. Anil Digglkar (Member Secretary SEIAA)	SEIAA Meeting No: 186 Meeting Date: February 6, 2020 (SEIAA-STATEMENT-0000001773) SEIAA-MINUTES-0000003001	Page 8 of 14	 Shri. Johnny Joseph (Chairman SEIAA)
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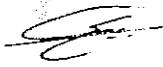
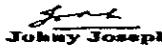
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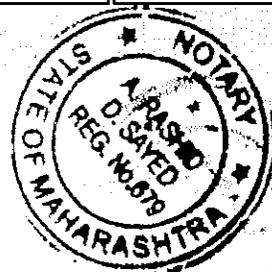
52.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	-	3
2	Site Sanitation & Safety	-	5
3	Environmental Monitoring	-	3
4	Drinking water facility	-	2
5	Personnel Protective Equipment & Health Checks-Ups	-	5
6	Total	-	18

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 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 186 Meeting Date: February 6, 2020 (SEIAA-STATEMENT-0000001773) SEIAA-MINUTES-0000003001	Page 9 of 14	 Shri. Johnny Joseph (Chairman SEIAA)
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b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water harvesting	-	12	0.3
2	STP	-	86.05	22.75
3	Landscape & Tree Plantation	-	30.17	4.82
4	Energy Saving	-	28	4.2
5	Solar Water Heating	-	22	3.3
6	Swimming Pool	-	63	9
7	Environmental monitoring	-	0	8
8	Organic waste composting	-	27.50	5.90
9	Total	-	268.72	58.27

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

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

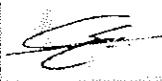
53. Any Other Information

No Information Available

54. Traffic Management

Nos. of the junction to the main road & design of confluence:	NA
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SEIAA

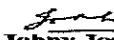
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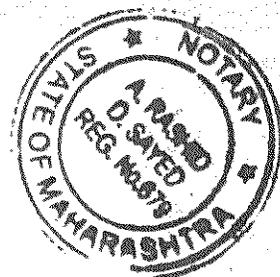


2/8

Parking details:	Number and area of basement:	3 Nos. 9544.03 Sq.M.
	Number and area of podia:	NA
	Total Parking area:	14885.65 Sq.M.
	Area per car:	Provided as per NBC
	Area per car:	Provided as per NBC
	Number of 2-Wheelers as approved by competent authority:	2176
	Number of 4-Wheelers as approved by competent authority:	263 + 100 (Mechanical parking)
	Public Transport:	NA
Width of all Internal roads (m):	Min.6 M	

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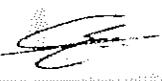
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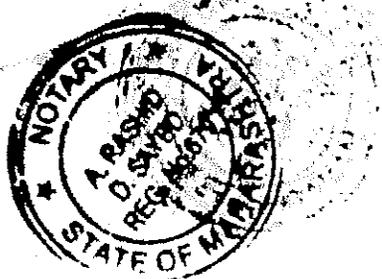


449.

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	Category B
	Court cases pending if any	NA
	Other Relevant Informations	Withdrawal of Violation from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
	Have you previously submitted Application online on MOEF Website	Yes
	Date of online submission	30-06-2016
Brief information of the project by SEAC		

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PP had submitted application for prior Environmental clearance for total plot area of 7729.66 m², FSI area of 21689.80 m², Non FSI area of 32969.09 m² and total BUA of 54667.89 m².

The building configuration of the proposal is as below:

Wing A (Height 38.25 m): 3B+G+UG+10

Wing B and C (Height 39.95 m): 3B+G+UG+11

Club House (Height 6.65 m): G+1

The case was discussed on the basis of the documents submitted and presentation made by the proponent.

The Committee noted that the show cause notice / proposed directions issued u/s 5 of the Environment (P) Act, 1986 dated 15.06.2019 were withdrawn by the Environment Department, GoM vide letter no. Comp-2019/CR-12/SEIAA dated 16.11.2019.

All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

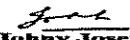
DECISION OF SEAC

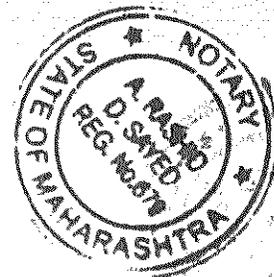
PP has satisfactorily complied with the points raised in 91st meeting of SEAC-3.

SEAC decided to **recommend** the proposal for prior environmental Clearance.

Specific Conditions by SEAC:

- 1) PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
- 2) PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- 3) SEIAA decided to grant EC for - FSI: 21689.80 m², Non-FSI:32969.09 m² and Total BUA:54667.89 m² (Plan Approval no-BP/Layout/Pimpri/ENV/1/2018, Date-04.10.2018)

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SEIAA DECISION

Proposal was recommended in 99th meeting of SEAC-3 for total plot area of 7729.66 m², FSI area of 21689.80 m², Non FSI area of 32969.09 m² and total BUA of 54667.89 m².

SEIAA decided to grant EC for - FSI: 21689.80 m², Non-FSI:32969.09 m² and Total BUA:54667.89 m² (Plan Approval no-BP/Layout/Pimpri/ENV/1/2018, Date-04.10.2018)

SEIAA decided to grant EC subject to following conditions-

1.PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.

2.PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

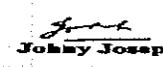
Specific Conditions by SEIAA:

- 1) PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
- 2) PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- 3) SEIAA decided to grant EC for - FSI: 21689.80 m², Non-FSI:32969.09 m² and Total BUA:54667.89 m² (Plan Approval no-BP/Layout/Pimpri/ENV/1/2018, Date-04.10.2018)

FINAL RECOMMENDATION

SEIAA have decided to grant the proposal for Prior Environmental Clearance subject to above conditions

SEIAA-MINUTES

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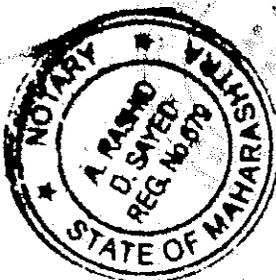


Exhibit-DD

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Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: February 18, 2020

To,
Mr. Vishal Agarwal
at Sr.No. 209/A/2

Subject: Environment Clearance for Proposed Commercial development Project namely Bramha Sky Uzuri by Bramha leasures Pvt.Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 99th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 186th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category Category B as per EIA Notification 2006.

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

1.Name of Project	BRAMHA SKY UZURI
2.Type of Institution	Private
3.Name of Project Proponent	Mr. Vishal Agarwal
4.Name of Consultant	Building/Environment India Pvt.-Ltd.
5.Type of project	Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Sr.No. 209/A/2
9.Taluka	Haveli
10.Village	Pimpri
Correspondence Name:	Bramha Leasures Pvt.Ltd.
Room Number:	NA
Floor:	1st
Building Name:	250-251 Bramha House
Road/Street Name:	M.G.Road
Locality:	Pune
City:	Pune
11.Whether in Corporation / Municipal / other area	PCMC
12.IOD/IOA/Concession/Plan Approval Number	Sanctioned from PCMC IOD/IOA/Concession/Plan Approval Number: BP/Layout/Pimpri/ENV/1/2018 Dated 04/10/2018 Approved Built-up Area: 54667.89
13.Note on the inflated work (If applicable)	Work initiated below 20000 sq.m., withdrawal of Violation Letter from Govt. of Maharashtra vide letter no. SEAC-2013/CR-449/TC-2 DT. 10/03/2015
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	7729.66 Sq.M.
16.Deductions	0

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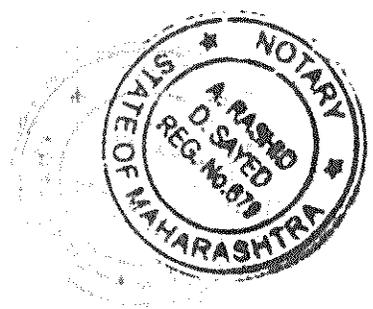
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17. Net Plot area	7729.66 Sq.M.
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 21689.80
	Non FSI area (sq. m.): 32969.09
	Total BUA area (sq. m.): 54667.89
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 21689.80
	Approved Non FSI area (sq. m.): 32969.09
	Date of Approval: 04-10-2018
19. Total ground coverage (m2)	3881.71
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50.2 % of net plot area
21. Estimated cost of the project	1326800000



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22. Production Details

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

23. Total Water Requirement

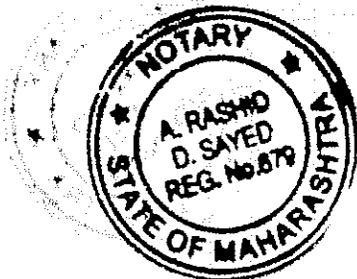
Dry season:	Source of water	PCMC
	Fresh water (CMD):	195.770
	Recycled water - Flushing (CMD):	73.735
	Recycled water - Gardening (CMD):	12
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD):	269.505
	Fire fighting - Underground water tank (CMD):	400
	Fire fighting - Overhead water tank (CMD):	60
	Excess treated water	132.564
Wet season:	Source of water	PCMC
	Fresh water (CMD):	195.770
	Recycled water - Flushing (CMD):	73.735
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD):	269.505
	Fire fighting - Underground water tank (CMD):	400
	Fire fighting - Overhead water tank (CMD):	60
	Excess treated water	144.655
Details of Swimming pool (If any)	C-wing- swimming pool (6.81 x 9.35) at fourth floor The average depth of Swimming Pool: 1) Main pool of C-Wing 750mm 2) Kids pool 600mm and 3) Main pool of Open Space 1200mm	

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24. Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25. Rain Water Harvesting (RWH)	Level of the Ground water table:			12 m BGL					
	Size and no of RWH tank(s) and Quantity:			NA					
	Location of the RWH tank(s):			NA					
	Quantity of recharge pits:			6					
	Size of recharge pits :			3 m x 2 m x 3 m					
	Budgetary allocation (Capital cost) :			12 Lacs					
	Budgetary allocation (O & M cost) :			0.3 Lacs/yr.					
	Details of UGT tanks if any :			1 no. for Wing A & B 380,637 KLD 1 no. for Wing C 439,620 KLD.					
26. Storm water drainage	Natural water drainage pattern:			East To West					
	Quantity of storm water:			26 m ³					
	Size of SWD:			600 mm x 600 mm					
27. Sewage and Waste water	Sewage generation in KLD:			242,555					
	STP technology:			MBBR TECHNOLOGY					
	Capacity of STP (CMD):			2 NOS. 1 FOR Wing A & B - 110 KLD AND 1 FOR Wing C -140 KLD					
	Location & area of the STP:			Near Wing C, Area - 130 Sq.m.					
	Budgetary allocation (Capital cost):			86.05 Lacs					
	Budgetary allocation (O & M cost):			22.75 Lacs/yr.					

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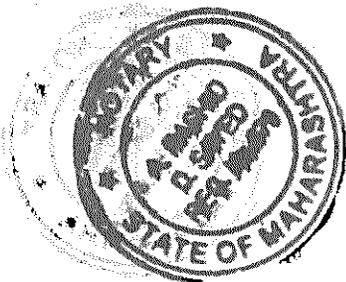


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28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total excavation generated during pre construction and construction phase - 78961 Cum out of which reused at site 10156 Cum and remaining 68805 Cum handed over to Authorized vendor
	Disposal of the construction waste debris:	Construction waste includes waste concrete, excavated soil, broken bricks, waste plaster, metallic scrap etc. Construction debris will be used for base course preparation and excess will be hand over to Authorized vendor
Waste generation in the operation Phase:	Dry waste:	739 Kg/day
	Wet waste:	793 Kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	33 Kg/day
	Others if any:	Waste - 3600 kg/year
Mode of Disposal of waste:	Dry waste:	Collected & Disposed by local body, (swach)
	Wet waste:	Treated in organic waste composting and used as manure.
	Hazardous waste:	Send to Authorized vendor
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as manure for gardening purposes
	Others if any:	NA
Area requirement:	Location(s):	Near Wing C
	Area for the storage of waste & other material:	27.3 Sq.M
	Area for machinery:	46.2 Sq.M
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	27.50 Lacs
	O & M cost:	5.9 Lacs/yr.

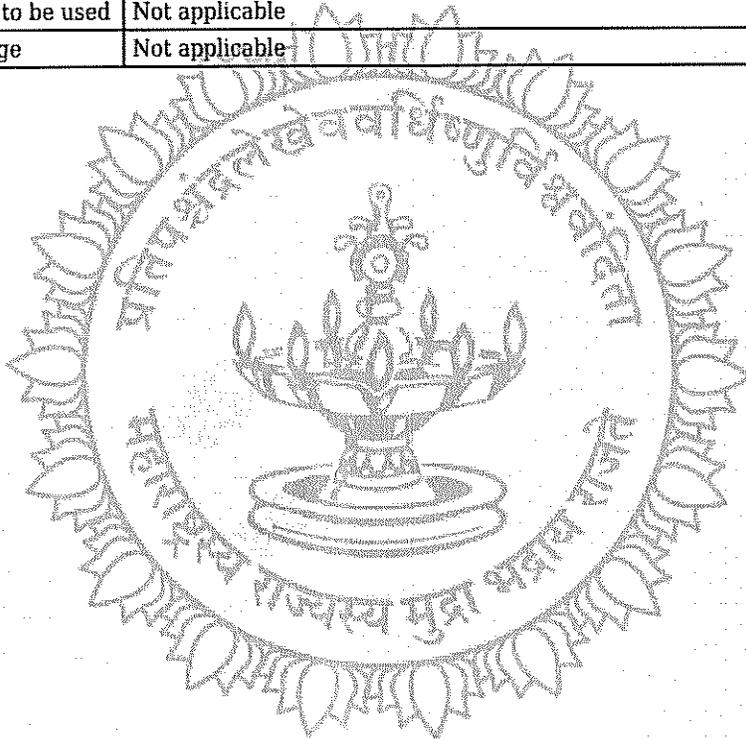
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29. Effluent Characteristics					
Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30. Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable						

31. Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32. Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

Source of Fuel: Not applicable

Mode of Transportation of fuel to site: Not applicable

33. Energy		
Power requirement:	Source of power supply:	MSEDCL
	During Construction Phase: (Demand Load)	200 kW
	DG set as Power back-up during construction phase	2 x 82.5 kVA
	During Operation phase (Connected load):	4681 kVA
	During Operation phase (Demand load):	3210 kVA
	Transformer:	2 x 990 kVA, 1 x 315 kVA, 1 x 1.5 MVA
	DG set as Power back-up during operation phase:	2 x 1010 kVA, 2 x 750 kVA
	Fuel used:	HSD
Details of High tension line passing through the plot if any:		NA

34. Energy saving by non-conventional method:	
<ul style="list-style-type: none"> • Using high efficient equipment & BEE Certified Motors for Water pumps • Use of Variable speed drives for Lifts • Use of CFL / T-5 Fittings & Electronic Ballast in Common areas • Use of LED Fittings in Lighting of lift lobby or passages • Use of solar based lighting systems in common areas. • Using VFD for Fan and pump for STP • Using high efficient equipment & BEE Certified Motors for Basement ventilation • Solar based Hot water systems 	

36. Detail calculations & % of saving:		
Serial Number	Energy Conservation Measures	Saving %
1	Solar Water Heating System, solar based lighting systems in common areas, CFL / T-5 Fittings & Electronic Ballast in Common area	48.63 %

37. Details of pollution control Systems		
Source	Existing pollution control system	Proposed to be installed

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Waste water generation from Proposed project	Not applicable	Proposed STP having capacity 110 KLD and 140 KLD with MBBR Technology
Wet Waste from the proposed project	Not applicable	Proposed 2 nos. OWC having capacity 500 and 375 kg/day

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	NA
	O & M cost:	NA

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression		3
2	Site Sanitation & Safety		5
3	Environmental Monitoring		3
4	Drinking water facility		2
5	Personnel Protective Equipment & Health Checks-Ups		5
6	Total		18

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs/yr)
1	Rain Water harvesting		12	0.3
2	STP		86.05	22.75
3	Landscape & Tree Plantation		30.17	4.82
4	Energy Saving		1.28	4.2
5	Solar Water Heating		22	3.3
6	Swimming Pool		63	9
7	Environmental monitoring		0	8
8	Organic waste composting		27.50	5.90
9	Total		268.72	58.27

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

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

40.Any Other Information

No Information Available

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XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by GRGB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The groundwater level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs/TFLs for the lighting in the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.



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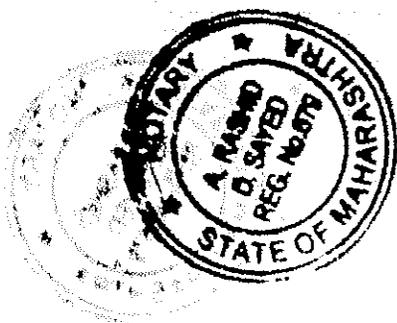
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environmental 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 break-up. These cost shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, many from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Office of MoEF by the company.

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

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

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

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

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

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

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


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

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

Government of
Maharashtra

SEIAA Meeting No: 186 Meeting Date: February 6, 2020 (SEIAA-
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SEIAA)

