

Next Date
22/11/2023

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BEFORE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE

ORIGINAL APPLICATION NO. 33 / 2023 (WZ)

BETWEEN

Nagesh Vinayak Dhamale Applicant

Versus

MoEFCC & Ors Respondent

**FIRST AFFIDAVIT IN REPLY
BY RESPONDENT NO. 9
(M/S. RAMA SYNERGY SPACES.)**

INDEX ON NEXT PAGE

Date: **20/11/2023**

Place: Thane

Filed by:



A-202 Chandravijay, Phule Road, Opp. Bansuri Hotel,
Mulund East, Mumbai - 400081, Maharashtra, India.
7400116222 mahabal60@gmail.com

Raghunath Mahabal रघुनाथ भालचंद्र महाबळ
BE (Mechanical), ME (Industrial Management) VJTI Mumbai
Chartered Engineer, FIE, Arbitrator-IIE, LLM **ADVOCATE**

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LIST OF PARTIES

BETWEEN

..... **APPLICANT**

1. **Nagesh Vinayak Dhamal**

C/o. Residing at : S. No. 82/18, Sagar Colony,
Shastri Nagar, Near Ashish Garden, Kothrud,
Pune - 411038

Email : Nageshdhamale1010@gmail.com

Phone : 9011103332

VERSUS

..... **RESPONDENTS**

1. **Ministry of Environment Forest and
Climate Change (MoEFCC)**

C/o. Room No. A-129, Agni Block, First Floor,
Indira Paryavaran Bhawan, Jor bagh Road,
New Delhi - 110003

through : The Secretary

Email : secy-moef@nic.in

Phone : 011-24695407

2. **Environment Department, Maharashtra**

C/o. 15th floor, New Administration Building,
Madam Cama Road, Nariman Point,
Mumbai - 400032

through : Principal Secretary

Email : psec.env@maharashtra.gov.in

Phone : 022-22873845

3. **State Environment Impact Assessment Authority - (SEIAA) Maharashtra**

C/o. Environment Department, Government of Maharashtra, 15th floor, New Administration Building, Madam Cama Road, Nariman Point, Mumbai - 400032

through : Member Secretary

Email : psec.env@maharashtra.gov.in

Phone : 022-22819517

4. **State Appraisal Committee (SEAC)**

C/o. Environment Department, Government of Maharashtra, 15th floor, New Administration Building, Madam Cama Road, Nariman Point, Mumbai - 400032

through : Chairman

Email : mahseac3@gmail.com

Phone : 022-22819517

5. **Maharashtra Pollution Control Board**

C/o. Kalpataru Point, 3rd floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion(E), Mumbai - 400022

through : Member Secretary

Email : ms@mpcb.gov.in;

Phone : 022-24020781

6. **Maharashtra Pollution Control Board**

C/o. Jog Center, 3rd floor, Mumbai Pune Road, Wakdewadi Pune - 411003

through : Regional Officer

Email : ropune@mpcb.gov.in

Phone : 020-25801627

- 7. Maharashtra Water Resource Regulatory Authority (MWRRA)**
C/o. 9th floor, Centre – 1, World Trade Centre,
Cuffe Parade, Mumbai - 400005
through : Chairman
Email : mwrra@mweea.in
Phone : 022-22152019

- 8. The Pune Metropolitan Region Development Authority (PMRDA)**
C/o. Maharaj Sayaji Gaikwad Udyog Bhawan,
Ward No. 8, survey No. 152-153,
Aundh Gaon, Pune- 411067
through : Metropolitan Commissioner
Email : comm@pmrda.gov.in
Phone : 020-25933344

- 9. M/s. Rama Synergy Spaces**
C/o. Rama Corporate House, Rama Equator,
10th floor, Near City International School,
Morwadi, Pimpri, Pune - 411018
Email : jagdeep@ramagroupindia.com
Phone : 9011044000

ABBREVIATIONS USED

Short	Full-form
CTE	'Consent to Establish'
CTO	'Consent to Operate'
EC	'Environmental Clearance'
FSI	Floor Space Index
MoEFCC	Ministry of Environment Forest and Climate Change, Government of India, New Delhi
MPCB	Maharashtra Pollution Control Board
MWRRA	Maharashtra Water Resource Regulatory Authority
NGT	National Green Tribunal
NOC	No Objection Certificate
OA	Original Application
OWC	Organic Waste Convertor
PMRDA	Pune Metropolitan Region Development Authority
PP	Project Proponent
RTI	Right to Information
SEAC	State Level Expert Appraisal Committee
SEIAA	State Environment Impact Assessment Authority
sq.m m ²	Square meter
TBUA TCBUA	'total covered built-up construction area including FSI and non-FSI'

DIARY OF EVENTS

Sr	Date	Event
1.	2019/02/02	Environmental Clearance letter
2.	2019/07/02	MPCB Consent to Establish Application
3.	2022/05/04	MPCB Consent to Operate Application
4.	2022/11/21	MPCB Show Cause Notice
5.	2023/03/15	OA filed in Hon'ble NGT
6.	2023/05/02	MPCB Consent to Establish
7.	2023/06/23	Request Letter to Regional Officer of MOEFCC Nagpur for Site Visit
8.	2023/08/07	MPCB Part Consent to Operate
9.	2023/08/24	PMRDA Completion Certificate

SYNOPSIS

The residential and commercial project "Fusion Towers" developed by Respondent No.9 (Rama Synergy Spaces)' is situated at village – Bhoirwadi, Taluka – Mulashi, District – Pune with a net plot area of **21025.92 m²**. This land rights were fully acquired by Respondent No.9 on 13.02.2017 when M/s Serene Developers retired from the partnership. The details of the permissions or the approvals received from SEIAA Maharashtra and MPCB were as follows;

Sr.	Type	Applied on	Received on	Validity up to	Area (m ²)
1	EC	04.07.2018	02.02.2019	01.02.2029	59401.19
2	CTE	17.02.2023	02.05.2023	01.05.2028	59401.19
3	CTO (part)	04.05.2022	07.08.2023	30.06.2024	18344.52
The 'total covered built-up construction area including FSI and non-FSI' as on date at site:					41647.26

For the grant of the CTE and CTO PP has already paid the penal fee of **Rs. 11,30,200/- and Rs. 2,63,013/- respectively**, as per the MPCB circular dated 12/07/2022.

All the allegations made by the applicant are vague and baseless. PP has already replied point by point to each and every allegation made by the applicant in this submission.

The Affidavit filed by the MPCB has admitted the compliance made by the PP. [MPCB Affidavit dated 04/09/2023 Page No. 101, Point No. 7] AND PMRDA also admitted the permission issued by them to PP the affidavit filed by them. [PMRDA Affidavit dated 04/09/2023 Page No. 89 and 90, Point No. 2 and 3]. Both PMRDA and MPCB have verified the conditions imposed by them mentioned under their approval. There is no violation observed by both the authorities.

PP has already made an application for the EC expansion before SEIAA Maharashtra for the additional total covered built-up area (TCBUA) of **8694.33 m²**. (previous TCBUA area 59401.19 m² and Applied TCBUA 68095.52 m²) said application is in process.

In the past also, PP never crossed the 20,000 m² construction without EC. PP has paid penal fees to MPCB while obtaining the CTE and CTO. The BUA at that time was 59401.19 m², 18344.52 m², respectively.

As on date PP has the valid EC, CTE, CTO (part) and OC for the area constructed, proposed and for which possession has been given (part). [Enclosures Ax. R7,R3,R2, R1]

AFFIDAVIT IN REPLY BY RESPONDENT NO. 9 (RAMA SYNERGY SPACES)

1. I, Jitendra Sunderdas Panjabi, working as a Partner and authorized person of "Rama Synergy Spaces" for the project named "Fusion Towers". Respondent no. 9 mentioned in the OA as Rama Synergy Spaces has Registered offices at Rama Group, 10th floor, Rama Equator, Near Samrat Chowk, Pune - 411018 (hereafter referred to as a Respondent). I have the required knowledge of the facts and authority to file this affidavit in reply, which I hereby do on Solemn affirmation and oath, as hereunder in detail on behalf of **Rama Synergy Spaces**" as Respondent No. 9.

2. Answering Respondent has traversed through all averments and denies all the allegations made by the applicant. Nothing shall be construed as accepted, simply because it was not denied or replied to. The applicant shall be required to prove all the allegations and averments that he has made. Respondent craves leave to submit the additional affidavit, and documents if required subsequently or as may be directed by this Hon'ble Tribunal.

3. This matter is admitted by the Hon'ble NGT on 15/03/2023 without giving any hearing to Respondent No.9, as provided in the NGT Act. As per this daily order, the Hon'ble Tribunal directed Respondents to submit their say. Accordingly, Respondent No. 5&6 (MPCB) and Respondent No. 8 (PMRDA) both have already submitted their say on 04/09/2023.

4. This is the first affidavit of Respondent no. 9 (PP) and submitting after the receipt of the affidavit of the MPCB and PMRDA therefore addressing the points covered by both parties along with the pointwise reply to the Applicant.

5. Respondent says and submits that the mentioned residential and commercial project 'Fusion Towers' is situated on S. No. 41/6 Plot A1 at Bhoirwadi, Taluka Mulshi Dist. Pune 411057 with a gross plot area is **21025.92 m²**. After deduction, the net plot area is **18918.05 m²**.

6. After possession of the plot Respondent has submitted an application for the PMRDA approval and meanwhile submitted an application for the 'Environment Clearance'. Said EC was received on 02/02/2019.

7. As MPCB already submitted in its affidavit Respondent has valid 'Consent to Establish' and 'Consent to Operate'. At present there is nothing pending from the Respondent to comply with. Therefore, the allegation made by the applicant in relation to the violation of the 'Environment Clearance' and MPCB consents is wrong, baseless and vague.

8. Respondent has already proceeded with the factual and details information related to the 'Environment Clearance' and the MPCB consent in Synopsis and the above submission. Respondent has also replied point by point to each and every allegation of the applicant.

POINTWISE REPLY TO THE ALLEGATIONS OF APPLICATION:

POINT NO. 15, PAGE NO. 6

The Applicant submits that on 02/02/2019 the Project Proponent (Respondent No. 9) has obtained the Environment Clearance permission. The Said Environment Clearance permission is annexed here with at **Annexure 'A'**

Reply: - Yes, PP received it

POINT NO. 16, PAGE NO. 6

The Applicant Submits that on 07/10/2022 The Respondent No.8, issued the amended Commencement Certificate to Project Proponent (Respondent No. 9) for The Starting the Construction Activity in the Said Project Scheme. The Said Commencement Certificate are Annexed herewith at **Annexure ' B'**

Reply: Yes

POINT NO. 17, PAGE NO. 6

The Applicant submits that on 18/10/2022, The Respondent No. 8, issued the Completion Certificate to Project Proponent (Respondent No.9.). The Completion Certificate was issued for the Residential Building A, the said Completion Certificate is annexed herewith at **Annexure' C'**

Reply: Yes, PP has also received OC for Building B on 24.08.2023 [Ax. R1 ■]

POINT NO. 18, PAGE NO. 6

The Applicant Submits that the Applicant made an application under the Right to Information dated 17/01/2023, to The Maharashtra Pollution Control Board Pune. The said RTI Application and Se the said is annexed herewith at **Annexure 'D '**

Reply: Nothing to say

POINT NO. 19, PAGE NO. 6

The Applicant Submits that on 23/02/2023, the Applicant Received information by hand and the answer to the Application dated 17/01/2023, made under the Right to information to the Maharashtra Pollution Control Board, Pune. Maharashtra Pollution Control Board, Mumbai has issued show cause notice to the Project Proponent (Respondent No. 9) on 21/11/2022. After that 22/02/2023 Refusal of consent to Establish has been done. and thereafter upon perusal of the same, the Applicant found that the violation made by the Respondent No. 9. The application and the said document issued by the Maharashtra Pollution Control Board is annexed herewith as Annexure ' E

Reply: Nothing to say

POINT NO. 20, PAGE NO. 6

The Applicant Submits that the Applicant made an application under the Right to Information dated 24/02/2023, to The Pune Metropolitan Region Development Authority Building Department The Applicant Received the Sanctioned Layout Plan. Completion Certificate and. The said RTI Application and Se the issued by Pune Metropolitan Region Development Authority is annexed herewith at **Annexure ' F '**

Reply: Nothing to say

POINT NO. 21, PAGE NO. 7

The Applicant Submits that on 01/03/2023 The Applicant Complained to the Respondent No. 6, Regarding the violated made by the Respondent No 9, The Applicant has mentioned about that without obtaining the Consent to Operate and Consent to Establish, The Said Complaint is annexed herewith at **Annexure 'G '**

Reply: Nothing to say

GROUND OF THE APPLICATION:

POINT NO. 22, PAGE NO. 7

The Applicant submits that the Respondent No. 9 has commenced the construction in the said project without consent to establish, and the Respondent No. 9 is also not having the consent to operate and is also Environment Clearance Permission and still the Respondent No. 9 is continuing to carry-out the

construction in the said project The Applicant submits that the said project was proposed in the year 2019 and the construction in the said project is carried out by the Respondent No. 9, over these years and till today the Respondent is into constructing towers , without Consent to Establish. Consent to Operate and Environment Clearance Permission. 'The Applicant further submits that the no application was proposed by the Respondent No. 9 for obtaining the Consent to Establish, Consent to Operate and Environment Clearance Permission. The Respondent No. 9 right from the year 2019 and as on today is carrying out construction without Consent to Operate Permission.

Reply: PP applied for the Environment Clearance on 04/07/2018 and received the same permission on 02/02/2019. PP had also submitted an application for Consent to Establish on 02/07/2019 which was refused. But later PP again applied for Consent to Establish on 17/02/2023 and received said Consent to Establish on 02/05/2023 for TBUA **59401.19 m²**. **[Ax. R3 ■]**. PP also received Consent to Operate for Buildings A & B on 07/08/2023 for TBUA **18344.52 m²**. **[Ax. R2 ■]**.

POINT NO. 23, PAGE NO. 7

since 2019, till today the Respondent No.9 has never made an application for obtaining the Consent to Establish. Consent to Operate and Permission. The application was proposed by the Respondent only in the year 2019. The Applicant further the application for boating the Environment

Clearance Permission was only preferred by the Respondent No.9 in the year 2019. The Applicant submits that the Respondent over these years is violating the Environment\$ Laws and has acted in contravention of the Laws. The Applicant further submits that the Respondent No. 9 had preferred an Application for obtaining the Environment Clearance Permission in the 153th SEIAA meeting; dated 2019. In the said meeting the it was recommended by the SEIAA for Prior Environment Clearance Permission subject to the Respondent No. 9 complies with all the conditions as mentioned in the Environment Clearance, dated 02/02/2019. The Environment Clearance have been annexed herewith at **Annexure 'A '**

ENVIRONMENT CLEARANCE: 2 February 2019	
Name of Project	"Bhoirwadi Plot A1" Proposed Group Housing Scheme on S No.41/06 Plot A1 at Bhorirwadi, Taluka Mulshi, Dist: Pune 411057
Project Proponent	Mr. Jitendra Sunderdas Punjabi M/s. Rama Synergy Spaces
Total Plot Area (m ²)	21025.92
Deductions	2107.87 m ² for Open Space
Proposed FSI area (m ²)	28322.72

Non FSI area (m ²)	34455.80
Proposed Total BUA (FSI+Non FSI) (m ²)	62778

Reply: Denied, As submitted above PP had received 'Environmental Clearance' for 59401.19 m² TBUA on 02/02/2019. Subsequently, the 'Consent to Establish' and 'Consent to Operate' both from the MPCB. The 'Consent to Establish' is granted for 59401.19 m² TBUA which is valid till 02/05/2028 for completion of the project which is earlier Whereas 'Consent to Operate' is granted for 18344.52 m² TBUA which is valid till 30/06/2024.

POINT NO. 24, PAGE NO. 8

The Applicant submits that it was found that the Respondent No. 9 has carried out construction without Consent to Establish, Consent to Operate and Permission and other necessary permission. The Respondent No. 9 has constructed the illegal structure, without any fear of litigations, government actions. which would arise in the future. The Respondent No. 5 without the Consent to Operate, Consent to Establish Permission has continued and is carrying on its Civil Construction activity, till today. The Applicant further submits that the Respondent No.9 has violated the directions given by the government authorities and further is showing disrespect towards the authorities and the directions issued, by the

government authorities, which were essential for the environment.

Reply: PP has already paid the Penal Fee to the MPCB against 'Consent to Establish' and 'Consent to Operate'.

POINT NO. 25, PAGE NO. 9

The Applicant further Submits that a Revised Commencement Certificate is issued to the Respondent No. 9 for carrying out the additional construction activity. The Said Commencement Certificate is annexed herewith at **Annexure 'B'**.

Reply: Though PP has received revised permission from PMRDA, but PP has constructed only 41647.26 m² area on site. Which clearly shows that there is no additional area is constructed.

LAYOUT AND BUILDING PLAN SANCTIONS GRANTED BY THE PUNE METROPOLITAN REGION DEVELOPMENT

AUTHORITY:

POINT NO. 25.a, PAGE NO. 9

Commencement Certificate Outward No: BMU/ MA U Bhoirwadi /S.No.41/6/Bhu No. A1/P No.901/2I-22 dated 07/10/2022 granted by PMRDA and the area statement shown in subsequent is as below:

No.	BUILDING	BUILDING CONFIGURATION
-----	----------	------------------------

1	A Building	P+14 Floors
2	B Building	LP(Part)+P+14 Floors
3	C Building	LP+UP+14 Floors
4	D Building	P+14 Floors
5	E Building	P+11 Floors
6	F Building	G+10 Floors
7	Parking Building	LP+UP+2 Podium
8	CLUB HOUSE	G+1

Reply: Yes agreed.

POINT NO. 26, PAGE NO. 10

The Applicant submits that right from 2019 when the Respondent No. 9 completed its construction as per the Environment Clearance Permission issued, the Respondent No. 9 continued the construction without consent to Establish and consent to operate Permission. The Respondent No. 9 carried out its construction and thereafter on 18/10/2022, The Respondent No. 8, issued the Completion Certificate to Respondent No. 9. The Completion Certificate was issued for the Residential Building A, The said Completion Certificate are annexed herewith at Annexure 'C '.

- a. Building A Part Occupancy Certificate Outward
No. BMU/MUA. Bhoirwadi /S.No. 41/6/Bhu.No.
A 1/P No.14/21-22, dated 18/10/2022
- b. Building A Residential P+ 14 FLOORS

- c. Total Flats in the A Building are 110.
- d. PP HAS NOT OBTAINED PRIOR CONSENT TO ESTABLISH AND CONSENT TO OPERATE FROM MPCB:

Reply: In the year 2019 PP started the construction for which he had received part completion (A building on 18/10/2022) rest submission is right.

POINT NO. 27, PAGE NO. 10

The Applicant further submits on 17/01/2023, an application under the Right to Information was proposed by the Applicant to the Maharashtra Pollution Control Board Pune (MPCB) seeking information for the Environment Violations done by the Respondent No.9, by the Maharashtra Pollution Control Board Pune. The said RTI Application is annexed herewith at **Annexure 'D'**

Reply: Nothing to say

POINT NO. 28, PAGE NO. 11

The Applicant Submits that on 23/02/2023, the Applicant Received information by hand and the answer to the Application dated 17/01/2023, made under the Right to information to the Maharashtra Pollution Control Board, Pune. Maharashtra Pollution Control Board, Mumbai has issued show cause notice to the Project Proponent (Respondent No.9 .) on 21/11/2022. After that 22/02/2023 Refusal of consent to Establish has been done. and thereafter upon perusal of the same the Applicant

found that the violation made by the Respondent No. 9. The application and The said document issued by the Maharashtra Pollution Control Board is annexed herewith as **Annexure ' E '**.

- a. PP HAS NOT OBTAINED PRIOR CONSENT TO ESTABLISH AND CONSENT TO OPERATE FROM MPCB:
- b. 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.
- c. It is mandatory to obtain the prior consent to operate under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
- d. That this project consumes the fresh water, consumption of energy and resulting in generation of solid waste, generation of sewage water etc. therefore it is necessary to assess the impact on air and water and there should be remedial measure to this account and thus Consent to Establish and Consent to operate is important.
- e. Show Cause Notice was issued to PP on 21/11/2022
- f. pp has Refuse Consent to Establish on 22/02/2023
- g. pp has Completed Construction of A Wing p+ 14 floors, B Wing Half Basement + P + 14 floors, C Wing Basement + G + 3 floors Without Obtaining consent to establish.

h. Therefore the construction activity undertaken by the PP is in total violation of the Pollution Control laws.

Reply: Denied, PP has not violated any norms which may result in to damage the environment. PP has valid EC, CTE and CTO.

POINT NO. 29, PAGE NO. 12

The Applicant further submits on 24/02/2023, an application under the Right to Information was proposed by the Applicant to the Pune Metropolitan Region Development Authority Building Department seeking information for the Environment Violations done by the Respondent No.9, by the Pimpri Chinchwad Municipal Corporation Building Department. The said RTI Application is annexed here with at Annexure 'F. '

Reply: Nothing to say

POINT NO. 30, PAGE NO. 12

The Applicant further submits that the Complaint preferred by the applicant on 01/03/2023 to the Maharashtra Pollution Control Board Pune (MPCB) regarding the violation committed by the Respondent No.9, no appropriate action has been taken by the authorities. The Said complaint is annexed herewith at Annexure ' G '

Reply: Nothing to say

POINT NO. 31, PAGE NO. 12

The Applicant submits that the Respondent No. 9 has constructed buildings without the sanction of the planning authority and also the Respondent No.9, has not complied with the directions as required by law, which are essential for the Environment. The Respondent No. 9 is a habitual environment polluter and the Respondent No. 9 is doing these illegal acts, intentionally and has violated the Environmental Law and Construction Laws of the concerned government authority. The Applicant further submits that to investigate the quantum of damage caused by the Respondent No. 9 to the Environment, the Applicant made a site visit and the on-site observations made by Applicant are as follows;

- a. The Respondent No. 9 has extracted ground water through drilling bore in the ground. While doing so the Respondent No. 9 has not taken any prior permission nor as has applied for appropriate authority. The Respondent No. 9 has overlooked upon the norms laid down by the water authorities. Which are essential and critical for the extraction of Ground Water. As per the minutes of the meeting, it clearly shows that the only sources made available to the Respondent No. 9 are Pune Metropolitan Region Development Authority and Recycled Water. The Respondent No. 9 has also violated the rules which are laid down by the authority for extraction of ground water The Respondent No. 9 has acted beyond

the law and has crossed all the limit and has gone up to the extent of extracting ground water without the permission of the water authorities. The best example of the violation of the permissions rules, norms and regulations, in the said project is carrying on construction in the said project without Environment Clearance Permission. This acts of the Respondent No. 9 has resulted in excessive and extreme use of groundwater resource, by the Respondent No. 9, which can have serious concern, such as uplifting and seismic activities~ ecological environment deterioration, land subsidence. Similarly, the nearby rural areas where there is a shortage of water, the livelihood for the rural people and food security will have large implications.

Reply: The project is approved by PMRDA vide commencement certificate no BMU/MOJE BHOIRWADI/S NO 41/6 A-1/PRA. KRA. 1799/17-18/Dated 01/08/2018 and subsequently revised commencement are also received on 30/09/2021 and 07/10/2022 [Ax. R5 & R4 ■]. PP is using water tankers water for construction purposes. The Tanker bill are annexed. [Ax. R6 ■: Colly]

POINT NO. 31.b, PAGE NO. 13

The Respondent No. 9 did not carry out plantation as per the guidelines by the appropriate government authority but the Respondent No. 9 has not planted trees and is misleading the appropriate government authorities. Thereafter the Respondent No. 9 was to submit the exact location of the

plantation of trees. The Respondent No. 9 has utilized all the possible area and has used the remaining areas construction of a amenities in the said project. Similarly the water extraction or the water use permission also has not been granted by the water authorities. The best example of the violation of the permissions rules, norms and regulations, very well presented by the Respondent No. 9 were it has carried out illegal construction in the said project, without Environmental Clearance Permission. The Respondent No. 9 has acted beyond its capacity and in order to attract more and more customers for its scheme and sale of its flats and shops, the Respondent No. 9, is illegally providing facilities to innocent people. The amenities will unnecessary consume humongous metric tons of water and extracting the water from the ground will result in nearby rural areas where there is a shortage of water the livelihood for the rural people and food security will have large implications.

Reply: Denied. The project is under construction. PP has already planted 50 no of trees and the rest of the trees will be planted along with the project progresses. PP had already submitted the plantation details along with the EC application and the same was apprised by SEIAA. PP will carry out the plantation as per the EC before the completion of the last building of the project. **[Ax. R8 ■]**

POINT NO. 31.c, PAGE NO. 14

considering the shortage and limited resources available to the Respondent No. 9 for the water, the Respondent No. 9 has failed installing Rain Water Harvesting System. The Respondent No. 9 is only focusing on carrying out illegal construction in the said project and thereafter the Respondent No. 9 is building towers after towers but is lacking with basic water facility. All the necessary dimensions have been provided by the authorities in the minutes and thereafter the Respondent No. 9 has failed implementing the same, in the said project. The Respondent No. 9 is having destructive approach towards the environment In the minutes, it also clearly directs the Respondent No. 9 for making provisions for Underground Water Tank. The Respondent No. 9 providing no heed to the permissions and direction of the authorities, the Respondent No. 9 has utilized the said area for expansion of its parking area. The connected storage for the accumulation of water is the storm water drainages. No outlets have been designed or compartments have been made available for the drains. Instead the areas and the compartments had been utilized in the development of internal roads and foot-paths in the premises in order to increase the reachability. The Respondent No. 9 is not bothered towards conserving and saving the environment, but the Respondent No. 9 is give importance to making money and is seeing to make maximum margins out of the scheme. Hence the Respondent No. 9 is cutting down the crucial environment components and replacing the area of those components in making money.

Reply: Denied. Said project is partly completed and PP has made necessary arrangements for rainwater harvesting and stormwater drains for 2 numbers of completed buildings. Before all the buildings are completed, PP will complete the rainwater harvesting and stormwater drainage system as per the submission made to SIEAA at the time of EC Appraisal.

POINT NO. 31.d, PAGE NO. 14

In the said project, the Respondent No. 9 doesn't have the Sewage, Waste Water Management Systems and Pollution Monitoring System. In the Minutes, the technology to be used for the Sewage Treatment is mentioned but the Respondent No.9, violating the stipulated direction of have acted in contravention and have overlooked upon the implementation of the facility. Also it is observed the Respondent No. 9 has not made any setup for the segregation. Similarly, the Solid Waste Management is also not organized by the Respondent No. 9. The Solid waste is not segregated and is not bifurcated' into Biodegradable waste, Non-Biodegradable waste, E-waste, etc. All types of solid wastes are dumped together without segregation. The waste if not separated it will affect the Environment and also the wastes can affect the health and well-being in many ways. Also for the removal of the derbies the Respondent No. 9 was directed to submit the details of the plot where excess derbies are to be removed along with the area of the plot. Its capacity to absorb the quantity

and the ownership documents, were to be submitted to the government authority for the Environment Clearance Permission. The Respondent No. 9 is carrying out illegal activities such as illegal dumping and exporting them, which is resulting in damaging the environment.

Reply: Denied,

- a) As per the EC and the Consent PP has provided the STP with a capacity 400 m³/day which is partially operational for two occupied buildings.
- b) No excess Debris is dumped outside the project and the excavated debris is used for refilling on the project only.
- c) Temporarily, PP has installed an OWC of 500 kg/day. Later PP will provide the OWC of the required capacity as mentioned in the EC.

POINT NO. 31.e, PAGE NO. 15

Further the Common Areas and Facilities and the Amenities area, the Respondent No. 9 was supposed to plant several trees in its surroundings. But the Respondent No. 9 has not-considered tree plantation as important and has further dedicated the space required for the plantation for development roads in the premises and has made Jogging and Cycling Tracks, in order attract more and more customers and increase its sales. The Respondent No.9 has violated and has acted in contravention of the minutes. The Respondent No. 9 has cut-down many trees which were there on the

project site in order to start the construction work, in the said project. The Respondent No. 9 as per law was to plant the trees against the tress which were cut-down by the Respondent No. 9. The Respondent No. 9, till date has not planted any tress for the tress which are cut-down by The Respondent No 9. Respondent No. 9 has given priority to its profit margins and has overlooked upon the Environment Hazardous

Reply: Denied. PP has already answered this. PP has already planted some trees and the remaining will be planted before completion of the project.

POINT NO. 31.f, PAGE NO. 16

The reserve areas for tree plantation have been utilized by the Respondent No. 9 for setting up Electricity Generator Sets I Units. The Respondent No. 9 has installed the higher loads of power supply than prescribed in the Environment. Clearance Permission. Thereafter Solar PV Panels were prescribed by the government authorities, but the Respondent No. 9 has thereafter failed installing the panels. Further the Respondent No. 9 is not following the rules, regulations and guidelines laid by the authorities. The Respondent No. 9 has not installed any Solar Panels, in the said project As per the guidelines from the appropriate government authorities, it is mandatory to install the solar units with the project premises to conserve maximum energy and to increase the use of renewable energy. This can lead to environmental damage.

Reply: At the time of the EC appraisal PP had already submitted the details of the connected load and the operating load of the project. Said project is still under construction and PP fulfils each and every condition of EC and Consent before completion of the project.

POINT NO. 31.g, PAGE NO. 16

The Respondent No. 9 has acted in contravention of the Rules and Guidelines laid down in the Environment Clearance Permission and has not bothered to respect the guidelines laid down by the various addressed authorities which are for the well being of the Environment. The best example of the violation of the permissions rules, norms and regulations, very well presented by the Respondent No.9, its illegal construction.

Reply: There is no illegal construction whatever the construction is completed it is as per the received permission from the concerned authorities like PMRDA, and SEIAA. MPCB has also regularized the same by imposing a Penal Fee for the same. Also, the remaining construction will also be completed as per the guidelines and approvals of all the above-mentioned government bodies.

POINT NO. 32, PAGE NO. 16

The Applicant submits that from such a massive violation of the illegal construction, without Consent to Establish, Consent to Operate and Environment Clearance Permission and other necessary

permission, it can be anticipated that the Respondent No.9 is grave offender of the environmental laws and has the unjustified interest in violating the laws, laid down by the authorities, for the welfare of the people. The Consent to Establish, Consent to operate and Environment Clearance Permission are not being issued to the Respondent No. 9, for commencement of work or any Civil Works for the rest of its project. The Respondent No. 9 is a repeated offender and is deliberately acted beyond law. The Applicant submits that completed the construction work and the Respondent No. 9 has sold out the flats to the desired buyers. The Respondent No. 9, has completed the construction in the said project by violating the Environmental laws and also is not having valid Consent to Establish, Consent to operate and Environment Clearance Permission.

Reply: Applicant again and again made the same allegation. PP has not violated any law or guidelines. PP has already answered this in previous points.

POINT NO. 33, PAGE NO. 17

The Applicant submits that the Respondent No.9, has not complied with all the compulsory conditions and directions as per law, for obtaining the Consent to Establish, Consent to Operate and Environment Clearance Permission and other necessary permission. The Respondent No. 9, has committed a serious offense and knowing the offenses; the Respondent No.9, has continued to committing the same, repeatedly and regularly and further through

its actions has showed disrespect and has insulted the appropriate government authorities. From the actions of the Respondent No.9, it can be seen that the Respondent No. 9, is not following the principles of Sustainable Development, therefore, it is right to say that the Respondent No. 9 is a Habitual Environment Polluter.

Reply: PP has valid 'Environmental Clearance', 'Consent to Establish' and 'Consent to Operate' along with the approval from PMRDA. There is no deviation or disrespect made by the PP. The construction of the said project is going on as per the applicable laws and guidelines. PP has also considered the principle of sustainable development while constructing the project.

POINT NO. 34, PAGE NO. 17

The Applicant submits that the disputed illegal construction is being carried out, by the Respondent No. 9, and in contravention to the Consent to Establish, Consent to Operate and Environment Clearance Permission. The Respondent No. 9, is not having Consent to Establish, Consent to Operate and Environment Clearance Permission and the construction of the same is neither recorded in the sanctioned layout plan, issued by the planning authority and thereafter the Respondent No.9, in order to wind-up the work, the Respondent No. 9, did wait for the Consent to Establish, Consent to Operate and Environment Clearance Permission. The Respondent No.9, has continued the construction and completion of the work in the said

scheme without having the valid Consent to Establish, Consent to Operate and Environment Clearance Permission.

Reply: There is no illegality and the project is as per the received EC, CTE, CTO, and PMRDA approval.

POINT NO. 35, PAGE NO. 18

The Applicant submits that the Respondent No.9, is a habitual Environment Polluter also it is seen that the Respondent No. 9 has violated the Environmental Laws, caused damage to the Environment and risking the life of innocent people.

Reply: PP is a well-known promoter of Pune. He has been in this business for the last 34 years. PP has already completed more than 30 numbers of projects. He is not a habitual polluter. He is also known for his good conduct towards the environment, construction and society therefore there is huge demand for his construction in the market. Whereas Applicant is the chronic litigant who has filed this OA to harass the PP and make requests for some unlawful expectations.

POINT NO. 36, PAGE NO. 18

The Applicant is residing within the territorial limits of this Hon'ble National Green Tribunal and the Respondents are the authorities within the territorial limits of the jurisdiction of this Hon'ble National Green Tribunal and therefore this Hon'ble

National Green Tribunal is having jurisdiction to try and entertain and decide the present application

Reply: Nothing to say

LIMITATION:

The Applicant submits that the cause of action in this present matter first aroused in the year 2019, when the Project Proponent (Respondent No.9) got the Environmental clearance. The Applicant further submits that on 18/10/2022 the Project Proponent (Respondent No. 9). was given Completion Certificate by Pune Metropolitan Region Development Authority. Due to illegal construction by the project proponent (Respondent No. 9), the applicant again complaint on 01/03/2023, the Maharashtra Pollution Control Board. The said situation will be governed under the continuous cause of action as the illegal construction is been still carried out by project proponent (Respondent No. 9) till the date of filing of this present application. Thereafter, the present application filed and presented before this Hon'ble National Green Tribunal is well within the limitation.

Reply: Nothing to say

**REJOINDER TO THE AFFIDAVIT FILED BY
PMRDA DATED 04/09/2023:**

Sr.	Points
1.	<p>I say and submit that the present application is mainly filed on the ground that the R.No.9 has carried out the construction of a Residential & Commercial Scheme under the name & style 'Fusion Towers with the address as M/s Rama Synergy Spaces' beyond 20,000 square meters without Consent to Establish & Operate and Environment Clearance and violated the environmental norms. At the outset, it is submitted that in the present case, the R. No. 2 has granted an Environment Clearance (E.C.) on 02 February 2019. A copy of the E.C. dated 02nd February 2019 is enclosed herewith and marked as an Annexure-'A.'. It is specifically stated in the said E.C. dated 02-02-2019 that the validity of EC shall be as per EIA Notification, 2006, and amendments by MOEF & CC, Govt. of India, R.No.1 vide Notification dated 29th April, 2015.</p> <p>After going through it, it provided that the validity of Environment Clearance (E.C.) shall be Seven Years in case of all projects & activities and in case of Area Development Projects & Townships (Item 8 (b), the Validity Period shall be limited only to such activities as may be the responsibility of the applicant as a developer. It means that the period of 7 years is still continues if development activity is still carried out and if completed and occupation certificate is granted and possession handed over after completion of project, no further responsibility may be there unless some violation is observed and proved. However, the R. No. 1 will be appropriate authority to interpret this particular amendment. A copy of</p>

	<p>the EIA Amended Notification dated 29th April, 2015 is enclosed as an Annexure-'R-1' to the original application. Therefore, during the validity of E.C. the project construction may continue provided it comply with all other statutory permissions granted by various responders.</p>
	<p>Reply: Nothing to say</p>
2.	<p>The Respondent No. 8 had granted the Revised Development Permission & Commencement Certificate on 07th October, 2022 subject to certain terms and conditions more particularly in respect of not to obstruct the natural flow of the river in the area, not to make unauthorized changes in the surface structure of the place, compliance of safety standards & Development Control Regulations, waste management including solid & liquid waste generation etc. True Translated copy of the Commencement Certificate is already enclosed along with the Marathi-Commencement Certificate issued by the PMRDA to the Application at Annexure-'B' to the O.A. at pages 39 to 57. Initial Construction Plans were OTA sanctioned vide dated 30th September 2021 after grant of E.C.</p>
	<p>Reply: Yes, Agreed</p>
3.	<p>The R. No.8 has granted Part Completion Certificate after grant of Revised Building CC is stated above. A copy of the Part Completion Certificate dated 18 October, 2022 is enclosed to the original application by the applicant at an Annexures 'C'. It specifically refers to the EC dated 2nd February, 2019 & Consent to Establish dated 17 August 2022 (Page-65)</p>

	Reply: Yes, Agreed
4.	It appears that the R.No.5 had given one show cause notice dated 21 st November 2022 in respect of non-submission of certain documents including non-obtaining of Consent to Establish & Part Operate and on account of non-submission of those documents, further refused Consent to Establish later on. I am advised not to deal with those documents of the R. Nos.5 & 6 on account of it pertain to them only.
	Reply: After the refusal of the consent to establish PP submitted a fresh application for the same along with the required documents and the same was granted by the MPCB. This fact is also admitted by the MPCB in its affidavit dated 04/09/2023.
5.	The Applicant has made certain allegations in respect of non-compliance of certain provisions of Water (P. & C. P.) Act, 1974 and Environment (P) Act, 1986 read with the EIA Notification, 2006, for which the R. No. 8 has already made necessary submissions about valid EC & Conditions imposed in the CC about the Waste Management. The concerned officer of the PMRDA has caused visit & inspection of the site in question on 4/5 th September, 2023 and submitted his visit report in respect of provision of solid waste management, sewage treatment & disposal arrangement etc., which is self-explanatory and enclosed herewith & marked as an Annexure-'R-2'. Solemnly affirmed on this 5t September, 2023 at PCMC.
	Reply: Nothing to say

**REJOINDER TO THE AFFIDAVIT FILED BY
MPCB DATED 05/09/2023:**

Sr.	Points
3.	<p>I say & submit that said Respondent No.09-Project Proponent has obtained Environmental Clearance from Respondent No.3- State Level Environment Impact Assessment Authority (SEIAA) for the abovementioned construction project on 02/02/2019 for Total Plot Area 21,025.92 sq. mtrs for Total Built-up Area 59,401.19 sq. mtrs. A copy of the Environmental Clearance dated 02/02/2019 is attached and annexed as an Annexure-I.</p>
	<p>Reply: Yes, Agreed</p>
4.	<p>I say & submit that said Respondent No.09-Project Proponent has applied for Consent to Establish for the abovementioned construction project and the same was refused by the Maharashtra Pollution Control Board (MPCB) vide letter dated 22/02/2023 on the following grounds:-</p> <p>(i) The Respondent No.09- Project Proponent has not submitted copies of the sanctioned plan/CC, Water Supply NOC, drainage NOC, details of STP, OWC and architect certificate for completed construction work</p>
	<p>Reply: Yes, at that time it was the mistake of the PP not to submit the required documents. This mistake was rectified by the PP by making a fresh application for the 'Consent to Establish' and received the same from the MPCB. Now PP have valid 'Consent to Establish' for the said project.</p>

Sr.	Points
	<p>(ii) The Respondent No.09- Project Proponent has completed construction of "A" Wing (Parking+ 14 Floors), "B" wing (half basement + Parking + 14 floors), "C" Wing (Basement+G+3) without obtaining consent to establish of the Board.</p> <p>(iii) The Respondent No.09- Project Proponent has given part possession without consent to operate.</p>
	<p>Reply: PP has paid the MPCB Penal Fee as per the MPCB Circular dated 12/07/2022 for the same and now received the 'Consent to Operate' from the MPCB considering this laps period also.</p>
5.	<p>I say & submit that Respondent No.09-.Project Proponent has again applied for Consent to Establish for the abovementioned construction project and the Respondent Board has granted Consent to Establish on 02/05/2023 for Total Plot Area 21,025.92 sq.mtrs, for Total Built Up Area 59,401.19 sq.mtrs, which is valid for a period upto Commissioning of the project or Five Years whichever is earlier, by imposing penal charges of Rs. 11,30,200 /- (Eleven Lakh Thirty Thousand and Two Hundred Only). A copy of the Consent to Establish dated 02/05/2023 is attached and annexed as an Annexure-II.</p>
	<p>Reply: Yes, PP has paid this Penal Fee to regularise the consent period. Now PP has valid 'Consent to Establish' and 'Consent to Operate' for this project.</p>

Sr.	Points
6.	<p>I say & submit that the Respondent Board has granted Consent to Operate Part-I on 07/08/2023 to Respondent No.09-Project Proponent for the abovementioned construction project for Total Plot Area of 21,025.92 sq.mtrs., for completed (part-I) total construction Built-up Area of 18,344.52 sq. mtrs out of proposed Total construction Built up Area of 59,401.19 sq. mtrs., which is valid for a period up to 30/06/2024. A copy of the Consent to Operate Part-I dated 07/08/2023 is attached and annexed as an Annexure-III.</p>
	<p>Reply: Yes, Agreed.</p>
7.	<p>I say & submit that the Officials of the Respondent Board at Pune visited to the site of Respondent No.09-Project Proponent on 26/07/2023 and observed as under:-</p> <p>(i) The Respondent No.09-Project Proponent has completed construction of "A" Wing (G Parking + 14 Floors) and same is occupied.</p>
	<p>Reply: Yes, Agreed.</p>
	<p>(ii) In "B" wing (half/partial basement + G Parking +14 floors) Completed and partly occupied</p>
	<p>Reply: Yes, Agreed.</p>
	<p>(iii) In "C" Wing (Basement + G parking + 13 floors) RCC work completed and further civil work in progress</p>

Sr.	Points
	Reply: Yes, Agreed.
	(iv) In MLCP Building (Basement+ G +2 Levels) RCC work completed.
	Reply: Yes, Agreed.
	(v) In "D" Wing Ground Parking + 8 Floor RCC work completed.
	Reply: Yes, Agreed.
	(vi) In "E" wing Ground Parking + 2 Floors RCC work completed.
	Reply: Yes, Agreed.
	(vii) In "F" wing foundation work found in progress.
	Reply: Yes, Agreed.
	(viii) In Club House and Swimming Pool RCC work completed (2. levels)
	Reply: Yes, Agreed.
	(ix) They are in process of installation of OWC of 500.0 Kg capacity.
	Reply: Yes, Agreed. PP has provided the OWC as per the submission made before SEIAA at the time of the EC appraisal.

Sr.	Points
	<p>(x) The Respondent No.09-Project Proponent had submitted water NOC issued by Water Resource Department in the name of M/s. Serene Developers, Bhoirwadi dated 13/02/2014</p>
	<p>Reply: Yes, Agreed.</p>
	<p>(xi) STP provided (Primary, Secondary, Tertiary) of capacity 312.0 CMD. STP found in operation. Provision made to use treated sewage for toilet flushing and gardening purpose. A copy of the visit report dated 26/07/2023 is attached and annexed as an Annexure IV.</p>
	<p>Reply: Yes, Agreed.</p>
8.	<p>I say and submit that as per Architect certificate submitted by the Respondent No.09-Project Proponent dated 26/07/2023 the total Built up Area is 41647.26 Sq. mtrs. of the abovementioned project.</p>
	<p>Reply: Yes, Agreed.</p>

SUBSTANTIAL QUESTIONS RELATED TO THE ENVIRONMENT:

9. There are many vague allegations and averments made, but there is no specific cause of action mentioned in the application and the date of that cause. The applicant has not given any data of his own which prima facie at least would show the

violation vis-à-vis the condition of the 'Environmental Clearance' and/or the 'Consent to Operate'. The applicant has to show the direct violation of a specific statutory environmental obligation, by which the community at large is affected. OR the gravity of damage to the environment or property has to be substantial OR damage to public health is broadly measurable OR the alleged environmental consequences should relate to a specific activity or a point source. The applicant's vague allegations fall flat on all these counts. Respondent states that none of the allegations made *ab-initio* raise the '**substantial question related to the environment**' and as specifically defined in The National Green Tribunal Act 2010 u/s.2(m).

2 (m) "*substantial question relating to environment*" shall include an instance where,—

(i) there is a **direct violation** of a specific statutory environment obligation by a person by which,-

A. the **community at large** other than an individual or group of individuals **is affected** or likely to be affected by the environmental consequences; or

B. the gravity of damage to the environment or property is substantial; or

C. the **damage** to public health **is broadly measurable**;

(ii) the environmental consequences relate to a **specific activity** or a **point source** of pollution;

PLURAL CAUSES OF ACTION:

10. Respondent states that the applicant has stated many allegations as the causes of action in this one application. Each such cause has to qualify as a 'substantial question related to the environment, to be within the jurisdiction of this Hon'ble Tribunal. **All these plural causes are independent of each other**, and hence can't be clubbed in one single application. e.g., the allegations are:

- i) Respondent has not obtained prior 'Environment Clearance' and started the construction without EC.
- ii) Respondent has not obtained 'Consent to Establish' and carried out the construction without Consent to Establish.
- iii) Respondent has not obtained 'Consent to Operate' and handed over the possession without Consent to Operate.
- iv) Unauthorised use of groundwater.

Further, raising plural causes in one application is specifically forbidden by **The National Green Tribunal (Practices and Procedure) Rules 2011**; Rule 14. As such, the applicant ought to have filed separate applications for each of such causes. As such apart from only one single cause of action, all other causes, in the form of allegations and averments, will have to be ruled out

and omitted from the jurisdiction of this Hon'ble Tribunal and the ambit of this application.

10. *Plural remedies: - An application or appeal, as the case may be, shall be based upon a single cause of action and may seek one or more reliefs provided that they are consequential to one another.*

NON-CONSEQUENTIAL RELIEFS SOUGHT:

11. Respondent states that **only one specific cause of action** and **reliefs consequential that one tenable cause** if any, can be considered for grant of many reliefs. The reliefs sought in the present application are absolutely non-consequential and not related to that one single cause of action that can be adjudicated in the legal scope of the application and in the jurisdiction of this application. Respondent states that relief sought should be such as to remediate the `substantial question related to the environment which has been raised as the cause of action in the application. However, the applicant has come to this Hon'ble Tribunal with malafide intentions and with a view to harass and pressurize.

JURISDICTION OF HON'BLE TRIBUNAL:

12. Respondent No.9 most respectfully prays that **issues of maintainability of the application be first decided, before taking cognizance of the application OR passing any operative order in respect of the prayers OR giving any directions to any authority.** Because if the application itself is not maintainable, then all orders passed under it shall cause unnecessary hardship to

Respondent No.9.

13. Respondent submits that the allegations are baseless, vague, false, frivolous, and produced on the wrong interpretations with an ulterior motive only to harass the Respondent Company for ransom gains. The Applicant has not produced any soundproof before the Hon'ble Tribunal regarding the violation and caused damage to the environment. It seems that all the allegations are just made on the study of irrelevant papers and without knowledge of the government procedures for passing the order and guidelines for any construction.

14. Respondent states and submits that the above provisions have been incorporated in the National Green Tribunal Act 2010 so as to give sufficient protection to the project and the Project Proponent from unnecessary harassment.

15. Respondent further urges that let the issue/s that can be entertained in the application be first decided by;

- a) determining the issue/s that fall under 'substantial question related to the environment.'
- b) deciding which single cause can be raised and adjudicated in the single application
- c) determining whether the applicant has come with a clean hand

16. Respondent therefore states and submits that also urges that,

a) This is not the application for the conservation of the environment. The application has been filed purely for commercial gain and vendetta. The submissions made are false and from the half-information got through the RTI application.

b) This application is based on presumptions without the proper supporting documentation and the facts of the ground.

c) It is also pertinent to note that the Respondent Company Rama Synergy Spaces is under statutory obligation to complete the project within the stipulated time and hand over the already booked/sold units to Allottees as per the provisions of RERA, 2016 and MahaRERA Rules thereunder. Otherwise, the Respondent will be exposed to huge liability of compensation for the delayed possession, irreparable financial loss along with the liability of penal interest for the availed project finance from the institutions.

17. Respondent No.9, submits that;

a) The application needs to be dismissed with cost.

b) Respondent No.3, SEIAA be hereby directed to expedite and proceed with the Respondent No. 9 proposal for expansion in EC on merits.



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

Date : **20/11/2023**
Place: **Pune**

Respondent No. **9**
M/s. **Rama Synergy Spaces**

VERIFICATION AND AFFIDAVIT

I Jitendra Sunderdas Panjabi, an adult, have verified the contents of the above submission. The facts stated are true and correct to the best of my knowledge. I have not suppressed any relevant material facts. The affidavit is being submitted after due verification, on solemn affirmation and oath.

Being signed on 20th November 2023 at Pune.

Mr Jitendra Sunderdas Panjabi

Date : **20/11/2023**
Place: **Pune**

For Respondent No. **___**
M/s. **Rama Synergy Spaces**



NOTED & REGISTERED
AT SR. NO. **1703/2023**
DATE: **21/11/2023**

BEFORE ME

MAHENDRA B. KAKAD
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

21 NOV 2023



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044

PUNEMETROPOLIS

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: comm@pnrda.gov.in

अंशतः भोगवटा प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार)

जा.क्र. : बीएमयु/मौ.भोईरवाडी/स.नं. ४१/६/ भु क्र. ए १ /प्र.क्र.९०१/२१-२२/४९८२ दि.२४/०८/२०२३

प्रति,

मे. रामा सिनर्जी स्पेसेस तर्फे भागीदार
श्री. जितेंद्र सुंदरदास पंजाबी
रा. मु. पो. भोईरवाडी, ता. मुळशी, जि. पुणे.

मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा पुणे येथील स.नं. ४१/६ भूखंड क्र. ए १, क्षेत्र २१०२५.९२चौ.मी. या जागेवर बांधकाम नकाशांना पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील जा.क्र. बीएमयु/मौ.भोईरवाडी/स.नं. ४१/६ भूखंड क्र. ए १/प्र.क्र.९०१/२१-२२, दि.०७/१०/२०२२ अन्वये सुधारीत बांधकाम परवानगीस मंजूरी प्रदान केली आहे. तसेच जिल्हाधिकारी कार्यालय, (महसूल शाखा) पुणे यांचेकडील अकृषिक आदेश क्र. पमअ/एनए/एसआर/१८/२०१४, दि.१०/०२/२०१६ अन्वये अकृषिक वापरस मंजूरी प्रदान केली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री. ऋषीकेश कुलकर्णी लायसन्स नं. CA/२००२/२९२३५ परवानाधारक वास्तुविशारद/ स्ट्रक्चरल अभियंता/ सुपरवायझर यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण /अंशतः पूर्ण केले असलेबाबत रहिवास इमारत यास भोगवटा प्रमाणपत्र मिळणेबाबत दि.२४/०३/२०२३ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटीस अधिन राहून अंशतः भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत	मंजूरीप्रमाणे मजले	प्रत्यक्ष जागेवर मजले	मजला	मंजूरीप्रमाणे सदनिका / शॉप संख्या	प्रत्यक्ष जागेवर सदनिका / शॉप संख्या
१	विंग बी	पार्किंग + १४ मजले	पार्किंग + १४ मजले	पार्किंग	--	--
				पहिला	१०१ ते १०८	०८
				दुसरा	२०१ ते २०८	०८
				तिसरा	३०१ ते ३०८	०८
				चौथा	४०१ ते ४०८	०८
				पाचवा	५०१ ते ५०८	०८
				सहावा	६०१ ते ६०८	०८



(Handwritten signature)

				सातवा	७०१ ते ७०८	०८
				आठवा	८०१, रिफ्युज एरिया, ८०३ ते ८०८	०७
				नऊवा	९०१ ते ९०८	०८
				दहावा	१००१ ते १००८	०८
				आकरावा	११०१ ते ११०८	०८
				बारावा	१२०१, रिफ्युज एरिया, १२०३ ते १२०८	०७
				तेरावा	१३०१ ते १३०८	०८
				चौदावा	१४०१ ते १४०८	०८
				एकूण		११०

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने)


 महानगर आयुक्त,
 तथा
 मुख्य कार्यकारी अधिकारी,
 पुणे महानगर प्रदेश विकास प्राधिकरण,
 पुणेकरिता

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

ग्रामसेवक, मौजे - भोईरवाडी ता मुळशी, जि-पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. २०/१८/२०२२ रोजीचे पत्र क्र. १४/२१-२२ सोबतचे

परिशिष्ट 'ब'

- १) अर्जदार /सदनिका धारक/गाळे धारक यांना उक्त इमारतीमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार /सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल
- ५) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार/मालक/विकासक यांचे बंधनकारक आहे.
- ६) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहिल.
- ७) सदर प्रकरणी इमारत बी करिता या कार्यालयाकडील प्र.क्र.FFM/३३२/२०२३, दि.१५/०३/२०२३ अन्वये अंशतः अंतिम अग्निशमनचे नाहरकत प्रमाणपत्र प्राप्त असून सदर प्रमाणपत्रातील अटी व शर्ती अर्जदार/विकासक यांचेवर बंधनकारक राहिल.
- ८) केंद्र शासनाच्या Ministry of Civil Aviation ची अधिसूचना क्र.G.S.R.७५१(E) दि.३०/०९/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. Aviation विभागाच्या Color Coded Zoning Map नुसार प्रस्तावाखालील जागा N6 Zone मध्ये समाविष्ट आहे. त्या ठिकाणी अनुक्रमे ७३७ मी अनुज्ञेय होत आहे. प्राधिकरणाकडील ELU नकाशानुसार सदर जागेची MSL ही ६५० मी. आहे. व इमारत उंची कमाल ४४.८५ मी आहे. त्यामुळे एकुण MSL ही ६९४.८५ मी. असल्यामुळे Aviation विभागाचे ना हरकत घ्यावयाची आवश्यकता नाही.
- ९) सदर प्रकल्पाला पर्यावरण विभागाकडील दि. ०२/०२/२०१९ जा.क्र. SEIAA-EC-0000000675 अन्वये FSI २४९४५.३९ चौ.मी व Non FSI ३४४५५.८० चौ.मी असे एकुण FSI + Non FSI ५९४०१.१९ चौ.मी करिता पर्यावरण विभागाचे ना हरकत प्रमाणपत्र प्राप्त असून सदर प्रमाणपत्रातील अटी/ शर्ती विकासक/अर्जदार यांचेवर बंधनकारक राहिल.
- १०) सदर प्रकल्पाकरिता विगरशेती मोजणी नकाशा सादर केलेला नाही. अर्जदार यांनी सादर केलेल्या दि. २५/०२/२०२२ रोजीच्या नोटलाईज्ड हमीपत्र क्र. ०२/०५/२०२३ नुसार सदर रेखांकनाच्या पुढील कोणतेही भोगवटा प्रमाणपत्र घेणेपूर्वी मोजणी नकाशा सादर करणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.
- ११) सदर प्रकरणी सदर प्रस्तावासाठी Consent to Establish Consent No. Format1.0/CC/UAN No. 0000162633/CE/2305000038 दि. ०२/०५/२०२३ अन्वये ना हरकत सादर केलेले आहे. तसेच अर्जदार यांनी

यांनी Consent to Operate जा.क्र. Format 1.0/CC/UAN No. 0000138354 / CO / 2308000457 दि.

०७/०८/२०२३ अन्वये ना हरकत सादर केलेले असून यातील अटी / शर्ती अर्जदार यांचेवर बंधनकारक राहतील.

- १२) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने / ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास इमारत मधील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहिल.
- १३) प्रस्तुत जमिनीवर भविष्यात रुपांतरण शुल्क, छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, वाढीव विकास शुल्क व कामगार कल्याण उपकर इत्यादी बाबतच्या रकमेची बाकी उद्ध्वलयास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- १४) सदर प्रकरणी अतिरीक्त वाढीव विकास शुल्क भरण्याबाबत अर्जदार यांनी र.रु मात्रचे ५००/- स्टॅम्प पेपरवर नोटरीज्ड हमीपत्र दि. १०/०७/२०२३ रोजीचे हमीपत्र सादर केलेले असून भविष्यात वाढीव विकास शुल्क भरणे असे सरकारी आदेश आल्यास ते भरणे करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने)


महानगर आयुक्त,
तथा
मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणेकरिता



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000138354/CO/2308000457

Date: 07/08/2023

To,
 M/s. Rama Synergy Spaces,
 S. No. 41/6 Plot A1 at Bhoirwadi,
 Taluka Mulshi Dist. Pune



Sub: Consent to Operate (Part-I) for Residential construction under Red Category

- Ref:**
1. Consent to establish granted vide No Format1.0/CC/UAN No.0000162633/CE/2305000038 dtd 02.05.2023
 2. Minutes of 10th Consent Committing Meeting of 2023-24 held on 03.07.2023

Your application NO. MPCB-CONSENT-0000138354

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

1. **The Consent to Operate(Part-I) is granted for period upto 30.06.2024**
2. **The capital investment of the project is Rs.59.68 Cr (Total CI Rs 113.02 Cr) Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate (Part-I) is valid for residential construction project named as M/s. Rama Synergy Spaces, S. No. 41/6 Plot A1 at Bhoirwadi, Taluka Mulshi Dist. Pune on Total Plot Area of 21025.92 SqMtrs for completed (part-I) total construction BUA of 18344.52 SqMtrs out of proposed Total Construction BUA of 59401.19 SqMtrs as per specific condition of EC granted dated 02.02.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 02.02.2019	21025.92	59401.19
2	Consent to Establish dtd 02.05.2023	21025.92	59401.19

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	295	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-250 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	530.8 Kg/Day	Segregation	To Local Body
2	Wet waste	769.7 Kg/Day	OWC with Composting facility	As Manure
3	STP sludge	15 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

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

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000000675 dtd. 02.02.2019 for residential construction project having total Plot area 21025.92 Sq.Mtrs, & total construction BUA 59401.19 Sq.Mtrs as per specific condition.
14. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance

15. This consent is issued without prejudice to an order passed or being passed in O.A. No 33/2023 filed before Hon'ble NGT (WZ) Pune.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: Dr. J. B. Sangewar
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-08-07 16:23:30 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2304004165	28/04/2023	Online Payment
2	263013.00	TXN2308000826	04/08/2023	Online Payment

PP has paid penal fees of Rs 263013

Copy to:

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



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

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **312 CMD for treatment of domestic effluent of 295 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	376.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-250 kVA	Acoustic Enclosure	3.50	HSD 45 Ltr/Hr	1	SO ₂	21.6 Kg/Day

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

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate (Part-I)	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Operation and maintenance of Pollution Control Systems	Continious	30.06.2024

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**General Conditions:**

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

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

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000162633/CE/2305000038

Date: 02/05/2023

To,
 M/s. Rama Synergy Spaces,
 S. No. 41/6, S. No. 41/6 Plot A1,
 Bhoirwadi, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for group housing Construction Project under Red Category

- Ref:**
1. Application submitted by Sub Regional Officer, Pune-II
 2. Minutes of 2nd Consent Committee Meeting of 2023-24 held on 19.04.2023

Your application NO. MPCB-CONSENT-0000162633

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for period up to Commissioning of the project or Five Years whichever is earlier**
2. **The capital investment of the project is Rs.113.022 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for construction project named as M/s. Rama Synergy Spaces, S. No. 41/6, S. No. 41/6 Plot A1, Bhoirwadi, Tal Haveli, Dist Pune on Total Plot Area of 21,025.92 SqMtrs for proposed total construction BUA of 59401.19 SqMtrs as per specific condition of EC granted dated 02.02.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 02.02.2019	21025.92	59401.19

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	295	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-250 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	767.7 Kg/Day	Segregation	To Local Body
2	Wet Waste	530.8 Kg/Day	OWC with Composting facility or Biodigester with Composting facility	As Manure
3	Dry Sludge	4 Kg/Day	Dewatering	As Manure

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	15.00	Kg/Day	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000000675 dtd. 02.02.2019 for construction project total Plot area 21025.92 Sq.Mtrs, & total construction BUA 59401.19 Sq.Mtrs. as per specific condition of EC.

17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.

This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: Dr. J. B. Sangewar
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-05-02 15:20:26 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	226044.00	TXN2302003882	23/02/2023	Online Payment
2	1130200.00	TXN2304004162	28/04/2023	Online Payment

PP has paid penal fees of Rs 1130200

Copy to:

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



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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **312 CMD for treatment of domestic effluent of 295 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	376.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-250 kVA	Acoustic Enclosure	4.00	HSD 50 Ltr/Hr	1	SO ₂	24 Kg/Day

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

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

SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance	Up to Commissioning of the Project	Up to Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



Annexure 'B' 39



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

पुणे महानगर

४ था मजला, नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, पिंपरी - चिंचवड, पुणे ४११०४४

4th floor, New Administration Building, Opp Akurdi Railway Station, Pimpri-Chinchwad, Pune 411044

Ph No : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: comm@pnrda.gov.in

सुधारीत विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)

जा.क्र.: बीएमयु/मी.भोईरवाडी/स.नं.४१/६ भू.क्र.ए१/प्र.क्र.९०१/२१-२२

दि.०७/१०/२०२२

प्रति,

मे. रामा मिनर्जी स्पेसेस तर्फे भागीदार श्री. जितेंद्र सुंदरदास पंजाबी
रा. रामा इन्फ्रेटर, स.नं.१५०, १५१, भोईरवाडी पुणे १८

माझे - भोईरवाडी, तालुका - मुळशी, जिल्हा- पुणे, येथील स.नं.- ४१/६ प्लॉट नं. ए १, क्षेत्र- २१०२५.९२ चौ.मी. क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन/ इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने

महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे याचे कार्यालय

TC
VP

मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे येथील स.नं.- ४१/६ भू.क्र. बी १, क्षेत्र - २१०२५ ९२ चौ.मी
क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि-०७ /१०/२०२२ रोजीचे पत्र क्र. १०१/२१-२२ गोबतचे
परिशिष्ट 'ब'

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रमाण प्रमाणपत्र दिल्यानंतर एक वर्षाच्या काळावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहिल. बांधकाम सुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणेचे बांधकाम करणे नंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून न घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) प्रस्तावासोबत मोजणी दि. २०/०७/२०२१, अतिअसिताडी विसरशेती मो.र.नं., १३२९/२१ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराचे /विकासकाने/ जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद/ न्यायालयीन वाद उद्भवलेले त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार /विकासक / जमिनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुषंग राहणार नाही.
- ४) प्रस्तुतच्या जमिनीवर आर्थिक संस्थांचा बोजा असल्यास त्यास अर्जदार / जमीनमालक /विकासक सर्वस्वी जबाबदार राहिल.
- ५) नागरी जमीन (कमान धारणा व विनियम) अधिनियम, १९७६ हा निरमित झाला असल्याने या अधिनियमानुसार बाबीकरिता प्रस्तावासोबत आपण रु. ५००/- च्या स्टॅम्प पेपरवरील दिनांक २७/१०/२०२१ रोजी नोटररी अँड. महेंद्र काकड याचे नमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र. १५८४/२०२१ सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार /जमीनमालक /विकासक यांची राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहिल.
- ६) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख सात्याकटून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकित झाल्यानंतर, मूळदाचे क्षेत्रफळ, रस्त्याची रुंदी, १०% खुली जागा, १५% सुविधा क्षेत्र मंजूर रेखांकनाने दर्शविल्याप्रमाणे कामी आणत कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहिल. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणामे सादर करून त्याम अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, खुली जागा त्याचप्रमाणे मंजूर शैक्षिक बांधकामे रस्ते / रस्त्या रुंदीने बांधून क्षेत्र जागा मानकाम/ विकासकाम वाढीव चर्चेबाबतच्या बदलात मंजूर क्षेत्रात नियोजन प्राधिकरणाकडे



मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे येथील स.नं. - ४१/६ भू.क. वी १, क्षेत्र - २१०२५.९२ चौ.मी
क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारित रेखांकन / इमारत बांधकाम प्रस्ताव

हस्तांतरित करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने /विकासकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहिल. तदनंतर अशा क्षेत्रावरील जमिनीचे खरेदीखत संबंधित निवोजन प्राधिकरणाचे नावाने जागा मालकाने /विकासकाने स्वच्छचिनि करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्येक जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा दावीव बटई अथ मिळवण्याबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.

- ७) मंजूर नकाशांमध्ये समाविष्ट स.नं. - ४१/४ भू.क. वी २, क्षेत्र - १५३९५.२४ चौ.मी या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर मधील क्षेत्रामध्ये एकत्रिकरणाबाबतचा ७/१२ उतारा व मोजणी नकाशा सादर करणे अर्जदार / विकासक / जमिनमालक यांच्यावर बंधनकारक आहे.
- ८) मंजूर नकाशात दर्शविलेप्रमाणे निवोजित बांधकामापामुन पुर्वील, मागील व वाजुची सामासिक अतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- ९) रेखांकनातील भूखंड व निवोजित इमारतीचा वापर फक्त मंजूर नकाशानुसार रहिवास व वाणिज्य याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल. इमारतीच्या वापरात बदल करावयाचा असल्यास त्याम प्राधिकरणाची पूर्वमंजुरी घ्यावी लागेल.
- १०) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता /स्ट्रक्चरल अभियंता/ सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भांगयत्ता प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावातर्गत जमिनीचे महसूल /भूमी अभिलेखात एकत्रिकरण /उपविभाषणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- ११) इमारतीचे मंजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून घेता पुढील बांधकाम केल्यास सादरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीम पात्र राहिल.
- १२) अभिन्यासातील रस्ते, खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले बर्गीकृत /प्रादेशिक योजना रस्ते/ रस्ता रुंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच क्षेत्राच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १३) रेखांकनातील रस्ते, गटारे इत्यादी अर्जदारांनी/ विकासकाने /जमीनमालकाने भूखंड/ सदतिका वितरित करण्यापूर्वी जागेवर स्वच्छचिनि व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १४) निवोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशावर दर्शविल्यापेक्षा जास्त असता कामा नये.
- १५) निवोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र भाविष्ठ क्षेत्र, प्रादेशिक योजन रस्ते/रस्तारुंदी क्षेत्र नकाशावर दर्शविलेप्रमाणे प्रत्यक्ष कामे अगण आवश्यक आहे.



मौजे - भोईरवाडी, नालुका - मुळशी, जिल्हा - पुणे येथील स.नं.- ४१/६ भू.क्र. वी १, क्षेत्र - २१००२.९२ चौ.मी
क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

- १६) जायेंतील/ जागेलगतच्या नाल्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जामेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक/ जमिनमालक यांची राहिल.
- १७) म्युचरल इंजिनियर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जामेवर विकास करणेची जबाबदारी विकासक व नुपरबायझर यांची संयुक्तिक राहिल.
- १८) अर्जदार / विकासक/ जमिनमालक यांनी दि. २७/१०/२०२१, क्र. १५८२/२०२१, अन्वये दिलेल्या आवश्यकतास अधिन राहून ही परवानगी देण्यात येते असे प्रमाणित विकास नियम व्रण आणि प्रोव्हायडन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरीने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक/ जमिनमालक यांचे बंधनकारक राहिल. (नियम क्र. ७.१)
- १९) शासन नगर विकास विभागाकडील दि.१६/११/२००८ चे निर्देश क्र. टिपीसी-८३०८/०१/०२/ प्र.क्र.३५६/०८/नवि-११ नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशासाठी गळूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्र (Carpet area) बाबत आकडेमाडे, गणितीय बुद्धा इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
- २०) नियोजित इमारतीसाठी/ विकाससाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वसित केलेल्या राक्षम प्राधिकरणाने/ ग्रामपंचायतीने व केलेवास वा प्रकल्पातील पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व सैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
- २१) ओला व मुक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल. विषटन होण्याच्या ओल्या कचऱ्यासाठी गाडूळयत प्रकल्प अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.
- २२) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक लाह याप्रमाणे वृक्ष लागवड करणे व त्याची जोपासणा करणे अर्जदार/ विकासक/ जमिनमालक यांचे बंधनकारक राहिल.
- २३) शासन निर्देशानुसार बांधकाम करताना प्लाय अंशचा वापर करणे बंधनकारक राहिल.
- २४) ग्रेट वॉटर ट्रिटमेंट प्लेंट उभारणे अर्जदार/ विकासक/ जमिनमालक यांचे बंधनकारक असून पाण्याचा वेगवापर बगीचा, शाडाची जोपासणा सासाठी करणे आवश्यक आहे.
- २५) प्रथम प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर भूज रविकास नियंत्रण व प्रोव्हायडन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे अर्जदार/ विकासक/ जमिनमालक यांनी सादर करून नियम क्र. ७.६ नुसार योग्यदा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भोईरवाडी / पूर्णतः वापर सुरू केलेवास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहिल.



मोजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे येथील स.नं. - ४१/६ भू.क. बी १, क्षेत्र - २१०२५.९२ चौ.मी क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

- २६) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. ६.२.६.१ नुसार विशेष इमारतीबाबत :-
- प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. १२.६(b) नुसार प्रस्तावित इमारती सभोवताली ६.०० मी रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भाग पेन्स अकेस या प्रमाणे डिझाईन करून विकरीत करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक आहे.
 - अर्जदार/ विकासक/ जमिनमालक यांनी प्रस्तावितानुसार सर्व उंच इमारती स्टिप्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. १६.१ नुसार प्रस्तावित करणे आवश्यक राहिल.
 - नगर विकास विभागाच्या दि. २८.८.२००९ रोजीच्या अधिनियमा प्रमाणे नियम क्र. ४ मधील टिप - II प्रमाणे पुणे / पिंपरी- चिंचवड महानगरपालिकेच्या मुख्य अधिशमन अधिकारी / संचालक, महाराष्ट्र फायर सर्व्हिस, मुंबई / पुणे महानगर प्रदेश विकास प्राधिकरण यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अधिशमन अधिकारी/संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदी प्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनानुषंगाने पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील पत्र क्र. FPM/१३७/२०२१, दि. ०६/०९/२०२१ व FPM/३३/२०२२, दि. १०/०५/२०२२ अन्वये दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
 - प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. ६.२.६.१ नुसार बावीची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बावीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
 - नेहमीच्या बापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यक्तस्येकरील, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने स्वजबाबदारीवर करणे आवश्यक राहिल.
 - प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. १८ नुसार विपदची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
 - अशा इमारतीचे Structural Design हे भूकंप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने/ जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अधिशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
 - भोमवटा प्रमाणपत्र देण्यापूर्वी सर्व अधिशमन यंत्रणा व नृविधानी पूर्तता करून सदर यंत्रणा मुख्यालय कार्यालयित असलेबाबत अधिशमन विभागाकडील अग्निप्रतिबंधक प्रमाणपत्र मादर करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.



मीजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे येथील स.नं. - ४१/६ भू.क्र. वी १, क्षेत्र - २६०२५.९२ चौ.मी क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारित रेखांकन / इमारत बांधकाम प्रस्ताव

1) पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील पत्र क्र. FPM/१३७/२०२१, दि. ०६/०९/२०२१ व FPM/३३/२०२२, दि. १०/०५/२०२२ अन्वये अन्वये ना हरकत दाखला व सोबतचे नकाशे साक्षात् केलेले आहेत. सदरचे नकाशामध्ये मंजूरी देताना परतबदल झाल्यास अशा नियोजनास संबंधित मुख्य अभियंता अधिकारी/संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.

२७) मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजुरांमधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.

२८) सदर प्रकल्पाचा पर्यावरण विभागाकडील दि. ०२/०२/२०१९ रोजीच्या Environmental Clearance FSI-प्रस्तावित - २८३२२.७२ चौ.मी व Non FSI प्रस्तावित - ३४४५२.८० चौ.मी असे एकूण बांधकाम क्षेत्र ६२७७८.०० चौ.मी करिता Environmental Clearance प्राप्त असून सदर पदातील त्यातील सर्व अटी विकासक/अर्जदार यांचेवर बंधनकारक राहिल. सदर सुधारित प्रस्तावाच्या अनुषंगाने सुधारित EC घेणे अर्जदार/विकासक/जमीनमालक व वास्तुविशारद यांचेवर बंधनकारक राहिल.

२९) केंद्र शासनाच्या Ministry of Civil Aviation ची अधिसूचना क्र. G.S.R. ७५१ (E) दि. ३०/०९/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. Aviation विभागाच्या Color Coded Zoning Map नुसार प्रस्तावाबाबतील जागा N6 Zone मध्ये समाविष्ट आहे. त्या ठिकाणी अनुक्रमे ७३७ मी अनुज्ञेय होत आहे. प्राधिकरणाकडील ELU नकाशानुसार सदर जागेची MSL ही ६५० मी. आहे व इमारत उंची कमाल ४९.०५ मी आहे. त्यामुळे एकूण MSL ही ६९९.०५ मी. असल्यामुळे Aviation विभागाचे ना हरकत घ्यावयाची आवश्यकता नाही.

३०) सदर प्रकरणी दस्त क्र. ११४८२/२०२१, दि. २६/१०/२०२१ रोजीच्या इतरांचे टिडीआर क्षेत्र १६७०.०० चौ.मी करिता सुत्राद्वारे प्राप्त टिडीआर क्षेत्र ८४६१.९९ चौ.मी वापरण्यात आलेला असून त्याबाबतचा टिडीआर खर्ची करणेबाबतच्या प्रस्तावास मंजूरी देण्यात आलेली आहे.

३१) अर्जदार यांनी प्रकरणी कामगार उपकरणापोटी या ठप्प्यावर एकूण रकमेच्या ३४% रकम रु. ७,७८,२६०/- (अर्जारी रुपये सात लक्ष अठ्ठाहात्तर हजार दोनशे साठ फक्त) चलन क्र. LWCS/२६६, दि. ०५/०३/२०२० रोजी जमा केली आहे. व उर्वरित ६६% रकम जोते तपासणी प्रमाणपत्र/ शोबटा प्रमाणपत्र देण्याची त्यावेळेच्या प्रचलित वार्षिक मूल्यदर नक्यातील बांधकामाचा दर विचारात घेऊन जमा करणे अर्जदार / विकासक यांचेवर बंधनकारक राहिल.

३२) प्रस्तुत जमिनीवर भविष्यात धान्नी शूल्क, प्रिमीयम शूल्क, विकास शूल्क, मर्यादा रकम व कामगार कल्याण उपकरणादी बाबतच्या रकमेची बाकी उद्धवल्यास सदर रकम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.



मौजे - भोईरवाडी, तानुका - मुळशी, जिऱ्हा - पुणे येथील स.नं.- ४१/६ भू.क. वी १, क्षेत्र - २१०२५.९२ चौ.मी
क्षेत्रावरील रहिवात व वाणिज्य प्रकल्पामधील मुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

३३) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

३४) INDIAN AIRFORCE AERODROMES च्या मार्गदर्शकानुसार खालीलप्रमाणे अटी शर्तीचा समावेश करण्यात येत आहे.

- अर्जदार यांनी Appendix C व F मध्ये सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.
- Appendix D1 नुसार खालीलप्रमाणे अटी व शर्ती अर्जदारांवर बंधनकारक राहतील.
- विमान वायुवाहनाच्या सानिध्यात उत्पन्न होणा-या कंपन /हानी व ध्वनी प्रदूषणामुळे रहिवासी यांनी तक्रार केल्यास त्याअनुषंगाने मोबदला अनुज्ञेय होणार नाही.
- मंजूर नकाशात दर्शविल्या व्यतिरिक्त कोणतेही अधिक बांधकाम जसे की, रेडिओ /वीज प्रतिबंधक /पाईप /पाण्याची टाकी व इतर प्रस्तावित करता येणार नाही.
- Appendix D 3 नुसार ICAO Annex 14 व IS 5613 मधील Chapter 6 मध्ये नमूद केलेल्यानुसार योग्य अडथळा दर्शविणारी चिन्हे व दिवे पुरविणे अर्जदार यांच्यावर बंधनकारक राहिल व नियमातील तरतुदीनुसार त्यामध्ये वेळोवेळी बदल/ सुस्थितीत ठेवणे व दुरुस्ती करणे आवश्यक राहिल.
- Appendix E नुसार सादर प्रकल्पामध्ये परदेशी राष्ट्रांचे कामगार कार्यरत असल्यास वेळोवेळी त्याबाबत तपशील व संबंधित कागदपत्र सादर करणे अर्जदार यांच्यावर बंधनकारक राहिल.

प्रस्तावासोबतच्या रेखांकन/बांधकाम नकाशांचे दोन संच स्वाक्षत्रित करून सोबत जोडले असून प्रस्तावासाबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखाथर राखून ठेवण्यात येत आहेत.

भा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी पांचक माण्यने



महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण

पुणे यांचे करिता

TC
VP

Translated Copy of Annexure 'B'

Pune Metropolitan Region Development Authority, Pune
4th floor ,New Administration Building, Opp Akurdi Rallway Station, Pimpri
Chinchwad, Pune 411044

Revised Development Permission and Commencement Certificate
(According to Rule No. 6.6.1 of the Approved Development Control and
Promotion Rules)

Outward No: BMU/ MAU Bhoirwadi /S.No.41/6/Bhu No. A1/P No.901/21-22

Date: 07/10/2022 .

To

M/s. Rama Synergy Spaces By Mr. Jitendra Sunderdas Punjabi

Residing at. Rama Equator, S No.150,151, Morwadi Pune 18

Mauje Bhoirwadi, Taluka Mulshi District -Pune from here S.No.41/6, plot
No. A1, Area -21025.92.Sq.m. Revised drawing / building construction proposal
for residential and commercial area has been received by the authority for
approval. Development Permission and Commencement Certificate are being
granted for the above proposal subject to the documents submitted by you along
with the proposal and subject to the terms and conditions mentioned in Annexure
'A' herewith.

Sd/-

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Region
Development Authority, Pune

TC
VP

Mauje - Bhoirwadi, Taluka - Mulshi District -Pune from here S.No.41/6, Bhu No.B1, Area -21025.92.Sq.m. Revised drawings / building construction proposals in residential and commercial projects in the area

Pune Metropolitan Region Development Authority Pune dated 07/10/2022 letter no.901/21-22 Accompanying Annexure "A"

- 1) Development and construction of the site will be mandatory as per the approved map.
- 2) It will be mandatory to start the construction within a period of one year after the issuance of the said development permission and commencement certificate. If the said permission and certificate are not renewed within the prescribed period as required by the authority regarding the commencement of construction, the said permission and certificate shall be terminated.
- 3) Calculation dt with the proposal. 29/07/2021, Atittadi Bigarsheti M.R.No. 1329/21 The permission is being granted subject to the extent of enumeration in the map as well as the affidavit submitted by the applicant/developer/landowner regarding the ownership/occupancy of the site. In case of any personal dispute/ court dispute arising out of the said land/ delimitation or building, the entire responsibility of the applicant/ developer/ land owner will remain. Development under the said permission shall not be permissible on any land which is not owned / occupied by the applicant / developer / landlord.
- 4) Applicant / Land Owner Developer shall be fully responsible for any encumbrance of financial institution on the proposed land.
- 5) Since the Civil Land(Maximum Retention and Regulation) Act, 1976 has been repealed, we have proposed to pay Rs. 500/- on stamp paper dated 27/10/2021 and Affidavit and Bond No. 1584/2021 in the prescribed form

before Mahendra Kakad has been submitted subject to the said affidavit and bond, mother construction permission is being given. The applicant/land owner/developer shall be fully responsible for the same. If the information in the said affidavit and bond is found to be wrong or misleading, the construction will be treated as unauthorized and liable to action.

- 6) Before starting any development work on the subject land, it is mandatory to mark the drawing area and get it certified by the Land Records Department. After demarcation of the site as per the approved drawing, the area of the plot should not be filled less than 10% road width 15% open space 15% amenity area shown in the approved drawing. In case of any change in this, it will be mandatory to re-approve the drawing. No development shall be carried out without submitting a copy of such certified drawing to the Authority and taking the same for final approval.

Also internal roads as per approved drawings, open spaces as well as approved regional plan roads / area affected by road width to the owner of the site / development work to the concerned planning authority in lieu of increased carpet area.

Mauje - Bhoirwadi, Taluka - Mulshi District -Pune from here S.No.41/6, Bhu No.B1, Area -21025.92.Sq.m. Revised drawings / building construction proposals in residential and commercial projects in the area

In case of transfer, it shall be mandatory for the land owner/developer to make a proper application to the concerned Land Records Department for enumeration of such ancillary area. After that, the land owner/developer will purchase the land under such area in the name of the concerned planning authority and the owner/developer will be eligible to apply for the increased mat area of such area along with the necessary construction map

- and supporting documents only after giving the 7/12 copy and taking possession of each plot.
- 7) Approved map containing S. No. 41/4 Bhu No. B2 plot is sanctioned on a combined area of 15395.24 sq.m. It is mandatory for the applicant / developer / land owner to submit the 7/12 extract and calculation map regarding consolidation in the said area.
 - 8) It shall be necessary to keep the front rear and side clearances from the planned construction as shown in the approved map in actual place and open.
 - 9) It shall be mandatory to use the plot and planned building in the drawings only for the permitted uses like residential and commercial as per the approved map. If there is a change in the use of the building, the prior approval of the authority is required.
 10. It will be mandatory to submit certificate of non-agricultural permit and license holder, architect/engineer/structural engineer/supervisor while applying for plot inspection of the building, similarly when applying for occupancy certificate, updated 7/12 copy/property card and enumeration map of consolidation of land under construction proposal in revenue land records. Submission will be mandatory.
 11. After completion of tillage construction of the building as per the approved plan, if any further construction is done without obtaining tillage inspection certificate, the said construction shall be considered unauthorized and such construction shall be liable to penal action.
 12. Maintenance of roads, open spaces in Abhinayas and classified / regional plan roads / road widening areas shown in Abhinayas shall be mandatory for public use as well as neighbouring land owners.
 13. Roads, drains etc. in the drawings are required to be developed at the site at own cost and satisfactorily by the applicant/developer/landlord before allotment of Building .

14. The number of floors and height of the proposed construction should not exceed that shown on the approved drawings/construction maps.

15. The area of planned construction, total construction area if any other construction exists on the plot, facility area, regional plan roads/road width area must be on the actual site as shown on the map.

Mauje - Bhoirwadi, Taluka - Mulshi District -Pune from here S.No.41/6, Bhu No.B1, Area -21025.92.Sq.m. Revised drawings / building construction proposals in residential and commercial projects in the area

16. No construction shall be made which will obstruct the natural flow of the river in the area. Similarly, during the development on the said land, unauthorized changes cannot be made in the surface structure of the place. If an accident occurs due to violation of the said condition, the responsibility of the applicant/developer/land owner will remain.

17. According to the Structural Design prepared by the Structural Engineer / Designer, the developer and the supervisor will be jointly responsible for the development on the actual site.

18. Applicant / Developer / Landlord dt. 27/10/2021. No. 1582/2021 this permission is granted subject to an affidavit and it shall be binding on the applicant/developer/landowner to comply with all the rules in the Standard Development Control and Promotion Regulations and safety standards prescribed by the Bureau of Indian Standards. (Rule No. 7.1)

19. Govt Urban Development Department dated 19/11/2008 Instruction No. TPV-4308/14102/ Q. No. As per 359/08/Navi-11, the total carpet area has been mentioned in the construction map by the applicant / developer / land owner and architect. Calculations, mathematical errors etc. regarding the said carpet area. The Architect and the Applicant / Developer / Landowner shall be jointly responsible for the same.

20. If the drinking water facility required for the planned building / development is not provided by the competent authority / village panchayat, the applicant / developer / land owner must make the required provision of drinking water in this project before actual consumption. Similarly, it will be mandatory to make proper arrangement of waste water and sewage before actual use.
21. It will be necessary to provide separate containers for wet and dry waste in the said area. Vermicomposting for decomposing wet waste is to be undertaken by the project applicant / developer / landowner.
22. The area of the said land is 500 sq.m. is more than So every 80 sq.m. It shall be obligatory on the applicant/developer/landowner to plant and cultivate one tree for the area.
23. As per the government directive, it will be mandatory to use ply ash during construction.
24. It is mandatory for the applicant/developer/landowner to set up the Best Water Treatment Plate and reuse the water for gardening, tree cultivation.
25. After completion of construction of any building for which commencement certificate has been issued, approved Development Control and Promotion Rules Rule No. The applicant/developer/landlord shall be liable to action if the applicant/developer/landlord commences partial/full use of any building except after submission of completeness as per 7.5 and obtaining occupancy certificate as per rule no.7.6.

Mauje - Bhoirwadi, Taluka - Mulshi District -Pune from here S.No.41/6, Bhu No.B1, Area -21025.92.Sq.m. Revised drawings / building construction proposals in residential and commercial projects in the area

26. Provisions in Standard Development Control and Promotion Regulations. Regarding special building as per 6.2.6.1:

- a. The provisions of Standard Development Control and Promotion Regulations no. As per 12.6 (b) it is mandatory for the applicant/developer/landowner to design and develop a 6.00 m wide walkway around the proposed building such that it can support the load of fire engine of at least 45 tonnes weight.
- b. As per the proposal by the applicant development land owner all high rise buildings will be required to be on stilts and parking facilities will also be required to be proposed as per provision 16.1 of Standard Development Control and Promotion Rules.
- c. City Development Department Dt. As per Notification dated 28.8.2009 Rule No. 4 As per the note in the middle, Chief Advising Officer / Director of Pune / Pimpri-Chinchwad Municipal Corporation, Maharashtra Fire Service, Mumbai / Pune Metropolitan Region Development Authority, if it is necessary to change the planning of a building higher than 15m, approval of the concerned Chief Advising Officer / Director shall be obtained again. Also one staircase and one lift in every building must be fire resistant as per provisions of NBC. According to the planning of the high building, Pune Metropolitan Region Development Authority, Pune letter no. FPM/137/2021, dt. 06/09/2021 and FPM/33/2022, dt. Provisional Fire N.O.C issued vide 10/05/2022 It shall be binding on the applicant / developer / landlord to comply with the terms and conditions.
- d. Provisions in Standard Development Control and Promotion Regulations. Completion of items as per 6.2.6.1 as well as items in Part-IV regarding fire prevention measures shall be binding on the applicant / development / land owner.
- e. For fire prevention system apart from water supply for normal use, arrangements for water supply will be required to be made by the applicant/developer/landowner at his/her own expense and responsibility.

- f. Provisions in Standard Development Control and Promotion Regulations. As per 18, it will be necessary to provide lift facility.
- g. The structural design of such a building must be earthquake resistant. The applicant/developer/landowner will be required to submit a certificate from a registered structural engineer regarding the structural stability of the building to the concerned forwarding officer and to this authority.
- h. Before issuing the occupancy certificate, it will be mandatory for the applicant/developer/landowner to complete all the forwarding systems and facilities and submit the final clearance certificate from the forwarding department regarding the functioning of the said system.

Mauje - Bhoirwadi, Taluka - Mulshi District -Pune from here S.No.41/6, Bhu No.B1, Area -21025.92.Sq.m. Revised drawings / building construction proposals in residential and commercial projects in the area

- i. Pune Metropolitan Region Development Authority, Pune letter no. FPM/137/2021. d. 06/09/2021 and FPM/33/2022, dt. 10/05/2022 no objection certificate and accompanying maps are attested. In case of modification while approving the said map, it is mandatory to obtain a no-objection certificate from the concerned Chief Fire Officer / Director of such planning.
27. Construction of sheds, toilets and drinking water facilities, nurseries etc. for pregnant mothers, lactating mothers and accompanying children aged 0 to 6 years among the laborers working in large construction sites. Temporary facilities must be done by the contractor or construction developer.
28. The project has been approved by the Department of Environment. Environmental Clearance dated 02/02/2019 FSI-Proposed 28322.72 Sq.m and Non FSI Proposed 34455.80 Sq.m. Environmental Clearance has been obtained for a total construction area of 62778.00 Sq.m and all conditions

in the said letter are on the Developer/Applicant. will remain binding. It shall be binding on the applicant/developer/land owner and architect to obtain revised EC as per the said revised proposal.

29. Restrictions have been placed on the height of the building as per Notification No.G.S.R.751 (E) dated 30/12/2015 of the Ministry of Civil Aviation of the Central Government. As per the Color Coded Zoning Map of Aviation Department, the proposed site is included in N6 Zone. 737 m respectively being permissible at that place. According to the ELU map from the authority, the MSL of the said place is 650 m. is And the maximum building height is 49.05 m. So total MSL is 699.05 m. Because of this, there is no need to take any objection from the Aviation Department.

30. In the said case, Dast no. 11482/2021, dt. As per the document dated 26/10/2021, the TDR area 8461.99 sq.m obtained through the formula has been used for the TDR area 1670.00 sq.m and the proposal for expenditure of TDR has been approved.

31. The applicant has deposited 34% of the total amount of Rs.7,78,260/- (Literal Rupees Seven Lakhs Seventy Eight Thousand Two Hundred and Sixty only) at this stage towards labour cess in the case vide challan no LWCS/266 dated 05/07/2022 and the remaining 66% At the time of issuance of inspection certificate/occupancy certificate, it shall be obligatory on the applicant/developer to deposit the amount taking into consideration the rate of construction in the prevailing annual rate table at that time.

32. In the future, if there is arrears of inspection fee, premium fee, development fee security deposit and labour welfare cess etc. on the proposed land, it will be the responsibility of the applicant to deposit the said amount with the authority.

Mauje - Bhoirwadi, Taluka - Mulshi District -Pune from here S.No.41/6, Bhu No.B1, Area -21025.92.Sq.m. Revised drawings / building construction proposals in residential and commercial projects in the area

33. If any information or documents submitted by the applicant is found to be incorrect/misleading, the submission of Development Permission and Commencement Certificate will be considered cancelled.
34. As per the guidelines of INDIAN AIR FORCE AERODROME following conditions are being included.
- a. If any information or documents submitted by the applicant i.e. Appendix C and F is found to be wrong / misleading, the development permission and commencement certificate submitted will be considered cancelled.
 - b. As per Appendix D1 the following terms and conditions shall be binding on the applicants.
 - c. Compensation will not be admissible if the resident complains due to vibration/damage and noise pollution arising in the vicinity of the aircraft.
 - d. No additional construction such as radio / lightning protection / pipe / water tank etc. shall be proposed other than as shown in the approved map.
 - e. It shall be mandatory for the applicant to provide suitable obstruction signs and lights as per Appendix D 3 as mentioned in ICAO Annex 14 and Chapter 6 of IS 5613 and shall be required to change/maintain and repair the same from time to time as per the provisions of the Rules.
 - f. As per Appendix E, if foreign workers are employed in the said project, it will be mandatory for the applicant to submit the details and related documents from time to time.

Two sets of drawings/construction maps accompanying the proposal are signed and enclosed herewith and all other documents accompanying the proposal are being retained for the records of the Authority.

Hon. With the approval of Metropolitan Commissioner and Chief Executive Officer

Sd/-

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Region
Development Authority, Pune

Tc
VP



Note : The Original Documents will be Submitted before the HON'BLE Tribunal on the day of Hearing in the Present Application

TC
VP

मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. ४१/६/प्लॉट नंबर/ए/१, क्षेत्र - २१०२५.९२ चौ.मी.

क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव



PUNEMETROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

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

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

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

सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)

जा.क्र.:बीएमयु/मौ.भोईरवाडी/स.नं.४१/६/प्लॉट नंबर/ए/१/प्र.क्र.१४/२१-२२/

दि.३०/९/२०२१

प्रति,

मे. रामा सिनर्जी स्पेसेस तर्फे भागीदार श्री. जितेंद्र सुंदरदास पंजाबी,

पत्ता:- रामा कॉर्पोरेट हाऊस, १० वा मजला, राम इन्फोटेक, सिटी इंटरनेशनल,

स्कुलजवळ, मोरवाडी, पिंपरी, पुणे ४११०१८

मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. ४१/६/प्लॉट नंबर/ए/१, क्षेत्र - २१०२५.९२ चौ.मी. क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे.

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



महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. ४१/६/प्लॉट नंबर/ए/१, क्षेत्र - २१०२५.९२ चौ.मी.

क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. ३०/९/२०२२ रोजीचे पत्र क्र. १४/२९-२२ सोबतचे परिशिष्ट 'अ'

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहिल. बांधकाम सुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणे त यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) प्रस्तावासोबत मोजणी दि. १८/०८/२०१६, मो.र.नं.- ७८३/२०१६ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराने / विकासकाने / जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद / न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमीनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार / विकासक / जमीनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुज्ञेय राहणार नाही.
- ४) प्रस्तुतच्या जमिनीवर आर्थिक संस्थांचा बोजा असल्यास त्यास अर्जदार / जमीनमालक / विकासक सर्वस्वी जबाबदार राहतील.
- ५) नागरी जमीन (कमाल धारणा व विनियम) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु. ५००/- च्या स्टॅम्प पेपरवरील दिनांक- १०/०९/२०२० रोजी नोटरी प्रकाश एच. मेंगडे यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र. ६६२/२०२० सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार / जमीनमालक / विकासक यांची राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहिल.
- ६) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्यांची रुंदी, १५% सुविधा भूखंड व १०% खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहिल.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा भूखंडातील क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते / रस्ता रुंदीने बांधित क्षेत्र जागा मालकास / विकासकास वाढीव चटईक्षेत्राच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरित करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने / विकासकाने संबंधित भूमि अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहिल. तदनंतर अशा क्षेत्राखालील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालकाने / विकासकाने स्वखर्चाने करून देऊन तसा ७/१२ उतारास व त्याप्रमाणे प्रत्येक्ष जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.



मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. ४१/६/प्लॉट नंबर/ए/१, क्षेत्र - २१०२५.९२ चौ.मी.

क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

- ७) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजुची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- ८) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त मंजूर नकाशानुसार रहिवास व वाणिज्य याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल. इमारतीच्या वापरात बदल करावयाचा असल्यास त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.
- ९) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता / स्ट्रक्चरल अभियंता / सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल / भूमी अभिलेखात एकत्रिकरण / उपविभागणी केलेला अद्यावत ७/१२ उतारा / प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- १०) इमारतीचे मंजूर नकाशानुसार जोतयापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
- ११) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत / प्रादेशिक योजना रस्ते/ रस्ता रुंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १२) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने / विकासकांने / जमीनमालकांने भूखंड / सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १३) नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन / बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
- १४) नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकुण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजन रस्ते / रस्तारुंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १५) जागेतील / जागेलगतच्या नाल्याच्या / नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल.
- १६) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
- १७) स्ट्रक्चरल इंजिनियर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
- १८) अर्जदार / विकासक / जमिनमालक यांनी दि. १०/०९/२०२०, क्र. ६६०/२०२० अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येते असून प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणिकांचे पालन करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल. (नियम क्र. ७.१)



मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. ४१/६/प्लॉट नंबर/ए/१, क्षेत्र - २१०२५.९२ चौ.मी.

क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

- १९) शासन नगर विकास विभागाकडील दि.१९/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/४१०२/ प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक सदनिकेचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमाडे, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
- २०) नियोजित इमारतीसाठी/ विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वसित केलेल्या सक्षम प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास या प्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता अर्जदार / विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
- २१) ओला व सुक्या कच्च्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल. विघटन होण्याऱ्या ओल्या कच्च्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.
- २२) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्याची जोपासणा करणे अर्जदार/ विकासक /जमिनमालक यांचेवर बंधनकारक राहिल.
- २३) शासन निदेशानुसार बांधकाम करताना प्लाय अॅशचा वापर करणे बंधनकारक राहिल.
- २४) सौर उर्जेवर पाणी तापवण्यासाठीची यंत्रणा अर्जदार/ विकासक/ जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- २५) वेस्ट वॉटर ट्रीटमेंट प्लॉट उभारणे अर्जदार/ विकासक / जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासणा यासाठी करणे आवश्यक आहे.
- २६) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजुर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पुर्णत्वाचे अर्जदार/ विकासक/ जमिनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पुर्णतः वापर सुरु केल्यास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहिल.
- २७) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. ६.२.६.१ नुसार विशेष इमारतीबाबत :-
- a) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. १२.६(b) नुसार प्रस्तावित इमारती सभोवताली ६.०० मी रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलु शकेल या प्रमाणे डिझाईन करून विकसीत करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक आहे.
- b) अर्जदार/ विकासक/ जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. १६.१ नुसार प्रस्तावित करणे आवश्यक राहिल.
- c) नगर विकास विभागाच्या दि. २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टिप - ii प्रमाणे पुणे / मुख्य अग्निशमन अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अग्निशमन अधिकारी/संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक



मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. ४१/६/प्लॉट नंबर/ए/१, क्षेत्र - २१०२५.९२ चौ.मी.

क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदी प्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनानुषंगाने मुख्य अग्निशमन अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरणाकडील अग्निशमन विभागाकडील पत्र क्र. FPM/१३७/२०२१, दि. ०६/०९/२०२१ ने दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.

- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. ६.२.६.१ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बाबींची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र.१८ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
- g) अशा इमारतींचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने/ जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अग्निशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करून सदर यंत्रणा सुस्थितीत कार्यान्वित असलेबाबत अग्निशमन विभागाकडील अंतिम नाहरकत प्रमाणपत्र सादर करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- i) मुख्य अग्निशमन अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरणाकडील अग्निशमन विभागाकडील पत्र क्र. FPM/१३७/२०२१, दि. ०६/०९/२०२१ अन्वये ना हरकत दाखला व सोबतचे नकाशे सांक्षातीत केलेले आहेत. सदरचे नकाशामध्ये मंजूरी देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्निशमन अधिकारी/ संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.
- २८) मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजूरामधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- २९) EC ची अट २००००.०० पेक्षा जास्त असल्याने SEIAA मार्फत EC प्राप्त दि. ०२/०२/२०१९ प्रमाणे एकुण क्षेत्र ६२७७८.० चौ.मी. असून त्यातील अटी व शर्ती अर्जदार/विकासक/जमीनमालक यांचेवर बंधनकारक राहिल.
- ३०) सदर प्रकरणी ७३७ मी. असून N-6 Zone मध्ये समाविष्ट असल्याने ६४५.० मी. उंची अनुज्ञेय आहे. सदर प्रस्तावातील इमारतीची उंची ४४.९५ + ६ मी. = ५०.९५ मी. असून एकुण उंची ६९५.९५ मी इतकी होते. Ministry of defence कडून दि. ०१/१२/२०१५ रोजी पत्र क्र. AiroHQ/S 47726/4ATS (Ty BM - MMCCXCIII) अन्वये नाहरकत दाखला प्राप्त आहे. त्यामधील अटी व शर्ती अर्जदार/विकासक/जमीनमालक यांचेवर बंधनकारक राहिल.



मौजे - भोईरवाडी, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं. ४१/६/प्लॉट नंबर/ए/१, क्षेत्र - २१०२५.९२ चौ.मी.
क्षेत्रावरील रहिवास व वाणिज्य प्रकल्पामधील सुधारीत रेखांकन / इमारत बांधकाम प्रस्ताव

- ३१) सदर प्रस्तावातील रेखांकनामधील खुल्या जागाना जाणे येणेकरिता सोय उपलब्ध करून देण्याची जबाबदारी तसेच सर्व भुखंडधारकांना जाणे येणेकरिता एक्सेस देणे अर्जदार/विकसक/जमीनमालक यांचेवर बंधनकारक राहिल.
- ३२) प्रस्तुत जमिनीवर भविष्यात छाननी शूलक, प्रिमीयम शूलक, विकास शूलक, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्ध्वल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- ३३) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

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


महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरिता

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



234

VISHWAS WATER SUPPLIERS

ALL TYPE OF WATER SUPPLERS

Date 10-08-19
No-2613
ERP No. 14054

Ax.R6

INWARD NO:- 5517
DATE:- 16/8/19

NAME :- RAMA SYNERGY SPACES
FUSION TOWER

BILL NO-1

SR.NO	DATE	CHALLAN NO	TRIP	RATE	TOTAL
1	08-May-19	875	1	675	675
2	09-May-19	879	1	675	675
3	13-May-19	895	1	675	675
	18-May-19	924	1	675	675
4	20-May-19	929	1	675	675
5	21-May-19	933	1	675	675
6	23-May-19	944	1	675	675
7	27-May-19	971	1	675	675
8	30-May-19	985	1	675	675
9	31-May-19	987	1	675	675
10	01-Jun-19	1995	1	675	675
11	03-Jun-19	1003/1005	2	675	1350
12	04-Jun-19	1009	1	675	675
13	05-Jun-19	1013/1015	2	675	1350
14	06-Jun-19	1022	1	675	675
15	07-Jun-19	1027/1032	2	675	1350
16	08-Jun-19	1034/1036	2	675	1350
17	10-Jun-19	1043/1048	2	675	1350
18	11-Jun-19	1056	1	675	675
19	13-Jun-19	1067 Double Entry	1	675	675
20	15-Jun-19	1074	1	675	675
21	19-Jun-19	1086	1	675	675
22	20-Jun-19	1091	1	675	675
23	21-Jun-19	1096	1	675	675
24	22-Jun-19	8508	1	675	675
25	24-Jun-19	8511/8512	2	675	1350
26	25-Jun-19	8518/8519	2	675	1350
27	26-Jun-19	8520	1	675	675
28	19-Jul-19	8543	1	675	675
29	22-Jul-19	8545	1	675	675
			37		24975

AMOUNT IN WORDS- TWENTY FOUR THOUSAND NINE HUNDRED SEVENTY FIVE/-



ERP No.	15011
Due Date	14/9/2019
P. O. No.	BPA1/2613
Adv. Amt	-
Debit Amt	675/-
Final Amt	24300/-

(Signature)

VISHWAS WATER SUPPLIER

(Signature)
20/8/19

(Signature)
22/8/19

(Signature)
16/9/19

CHECKED BY VERIFIED BY APPROVED BY

VISHWAS WATER SUPPLIERS

All Type Water Suppliers.

A/p : Maan, Bhirowadi, Tal : Mulshi, Dist : Pune 411057

Mobile No : 9823588866/9767554665/9823688866

DATE :- 26/08/2021

Bill No :- 40

MA SYNERGY SPACES
Fusion Tower Ph I,
Hinjawadi Ph III, Pune-411057.

INWARD NO:- 8894
DATE:- 28/8/2021

Sub :- Bill For Water Tanker Trip.

Sr No	Date	Chalan No	Description	Trip	Rate	Amount
1	25-06-21	1046	Water Tanker	1	750	750
2	28-06-21	1047	Water Tanker	1	750	750
3	05-07-21	2001	Water Tanker	1	750	750
4	08-07-21	2002, 2007	Water Tanker	2	750	1500
5	09-07-21	2003, 2005, 2008	Water Tanker	3	750	2250
6	10-07-21	2006, 2009	Water Tanker	2	750	1500
7	11-07-21	2010, 2011	Water Tanker	2	750	1500
8	12-07-21	2012, 2013	Water Tanker	2	750	1500
9	13-07-21	2014, 2015, 2016	Water Tanker	3	750	2250
10	14-07-21	2017, 2018, 2019	Water Tanker	3	750	2250
11	15-07-21	2020, 2021	Water Tanker	2	750	1500
12	16-07-21	2026, 2027, 2028	Water Tanker	3	750	2250
13	17-07-21	2022, 2023	Water Tanker	2	750	1500
14	18-07-21	2024, 2025	Water Tanker	2	750	1500
15	19-07-21	2029, 2030, 2031, 2032, 2033,	Water Tanker	5	750	3750
16	20-07-21	2034,	Water Tanker	1	750	750
17	21-07-21	2035, 2036, 2037	Water Tanker	3	750	2250
18	22-07-21	2041	Water Tanker	1	750	750
19	23-07-21	2038, 2039	Water Tanker	2	750	1500
20	24-07-21	2040, 2042, 2043, 2044	Water Tanker	4	750	3000
21	25-07-21	2045, 2046,	Water Tanker	2	750	1500
22	26-07-21	2047, 2048,	Water Tanker	2	750	1500
23	27-07-21	2049, 2050,	Water Tanker	2	750	1500
24	28-07-21	2052, 2053, 2054,	Water Tanker	3	750	2250
25	29-07-21	2056	Water Tanker	1	750	750
26	30-07-21	2055, 2057, 2058,	Water Tanker	3	750	2250
27	31-07-21	2059, 2060, 2061,	Water Tanker	3	750	2250
28	05-08-21	2062	Water Tanker	1	750	750
29	09-08-21	2063	Water Tanker	1	750	750
30	10-08-21	2064, 2065	Water Tanker	2	750	1500
31	13-08-21	2067	Water Tanker	1	750	750
32	14-08-21	2066	Water Tanker	1	750	750
33	18-08-21	2068	Water Tanker	1	750	750
34	20-08-21	2069	Water Tanker	1	750	750
35	21-08-21	2070, 2071	Water Tanker	2	750	1500
36	23-08-21	2072	Water Tanker	1	750	750
37	24-08-21	2073, 2074	Water Tanker	2	750	1500
38	25-08-21	2075	Water Tanker	1	750	750
TOTAL AMOUNT				75	750	56250

Rs In Word : Fifty Six Thousand Two Hundred Fifty Rupees Only.

ERP No.	26629
Due Date	28/9/2024
P. O. No.	FF-D/5660
Adv. Amt.	-
Debit Amt.	-
Final Amt.	56250/-



Checked by
Gremesh
26/08/21

For VISHWAS WATER SUPPLIERS
Checked by [Signature]
29/8/21
Verified by [Signature]
Approved by [Signature]

DHIRAJ WATER SUPPLIERS

A/p : Bhoirwadi, Maan, Tal : Mulshi, Dist : Pune 411057

Mobile No : 9850396021 / 9922407574

Date :- 21/05/2021

Bill No :- 29

To,
RAMA SYNERGY SPACES
Fusion Tower Ph I,
Hinjawadi Ph III, Pune-411057.

INWARD NO:- 6205
DATE:- 3/6/2021

5353

Sub :- Bill For Water Tanker Trip.

PO No :- PO/10016/MRPH1/2020-21/9

Sr No	Date	Chalan No	Description	Trip	Rate	Amount
1	01/04/2021	2007.2008.	Water Tanker	2	750	1500
2	02/04/2021	2009.2010.	Water Tanker	2	750	1500
3	03/04/2021	2011.2012.	Water Tanker	2	750	1500
4	05/04/2021	2013.2014.	Water Tanker	2	750	1500
5	06/04/2021	2015	Water Tanker	1	750	750
6	07/04/2021	2016.2017.	Water Tanker	2	750	1500
7	08/04/2021	2018.2019.	Water Tanker	2	750	1500
8	09/04/2021	2020.2021.	Water Tanker	2	750	1500
9	10/04/2021	2022.2023.	Water Tanker	2	750	1500
10	12/04/2021	2024.2025.	Water Tanker	2	750	1500
11	13/04/2021	2026.2027.	Water Tanker	2	750	1500
12	14/04/2021	2028.2029.	Water Tanker	2	750	1500
13	15/04/2021	2030.2031.	Water Tanker	2	750	1500
14	16/04/2021	2032.2033.	Water Tanker	2	750	1500
15	17/04/2021	2034.2035.	Water Tanker	2	750	1500
16	19/04/2021	2036.2037.	Water Tanker	2	750	1500
17	20/04/2021	2038.2039.	Water Tanker	2	750	1500
18	22/04/2021	2040.2041.	Water Tanker	2	750	1500
19	23/04/2021	2042.2043.	Water Tanker	2	750	1500
20	24/04/2021	2044.2045.	Water Tanker	2	750	1500
21	25/04/2021	2103	Water Tanker	1	750	750
22	26/04/2021	2046.2047.	Water Tanker	2	750	1500
23	27/04/2021	2048.2049.	Water Tanker	2	750	1500
24	28/04/2021	2050.2101.	Water Tanker	2	750	1500
25	29/04/2021	2102	Water Tanker	1	750	750
TOTAL AMOUNT				47	750	35250

Rs In Word :- Thirty Five Thousand Two Hundred Fifty Rupees Only.



Gemesh

ERP. No.	24763
Due Date	03/07/2021
P. O. No.	FTD/5353
Adv. Amt.	-
Debit Amt.	-
Final Amt	35250/-

B. B. B. B. B.

For DHIRAJ WATER SUPPLIERS

Checked by: [Signature] 08/06/21
VERIFIED BY: [Signature] 10/6/21
APPROVED BY: [Signature]

VISHWAS WATER SUPPLIERS

All Type Water Suppliers.

A/p : Maan, Bhiorwadi, Tal : Mulshi, Dist : Pune 411057

Mobile No : 9823588866/9767554665/9823688866

DATE :- 03/03/2022

Bill No :-57

KAMA SYNERGY SPACES
Fusion Tower Ph I,
Bhiorwadi Ph III, Pune-411057.

Handwritten: Fusion tower Ph I
PO Done - 2/485 (Budget) 9/24

WARD NO:- 5700
DATE:- 9/3/2022

Sub :- Bill For Water Tanker Trip.

Sr No	Date	Chalan No	Description	Trip	Rate	Amount
1	01-01-2022	1613,	Water Tanker	1	750	750
2	03-01-2022	1614,1615,	Water Tanker	2	750	1500
3	04-01-2022	1616,1617,	Water Tanker	2	750	1500
4	05-01-2022	1618,1619,	Water Tanker	2	750	1500
5	06-01-2022	1620,1621,	Water Tanker	2	750	1500
6	10-01-2022	1622,1623,	Water Tanker	1	750	750
7	11-01-2022	1624,	Water Tanker	1	750	750
8	12-01-2022	1625,	Water Tanker	1	750	750
9	13-01-2022	1626	Water Tanker	1	750	750
10	14-01-2022	1627,	Water Tanker	1	750	750
11	15-01-2022	1628	Water Tanker	1	750	750
12	17-01-2022	1629,1630,	Water Tanker	2	750	1500
13	19-01-2022	1631,1632,	Water Tanker	2	750	1500
14	20-01-2022	1633,1634,1635,	Water Tanker	3	750	2250
	21-01-2022	1636,1637,1638,	Water Tanker	3	750	2250
	21-01-2022	1639,1640,	Water Tanker	2	750	1500
	25-01-2022	1641,	Water Tanker	1	750	750
	27-01-2022	1642,	Water Tanker	1	750	750
	29-01-2022	1643,1644,	Water Tanker	2	750	1500
	30-01-2022	1645,	Water Tanker	2	750	1500
	31-01-2022	1646,1647,	Water Tanker	1	750	750
	01-02-2022		Water Tanker	2	750	1500
	05-02-2022	1649,1650,1651,	Water Tanker	1	750	750
	07-02-2022	1652,1653,	Water Tanker	3	750	2250
	08-02-2022	1654,1655,	Water Tanker	2	750	1500
	09-02-2022	1656,1657,	Water Tanker	2	750	1500
	11-02-2022	1658,1659,	Water Tanker	2	750	1500
	12-02-2022	1660,1661,	Water Tanker	2	750	1500
	14-02-2022	1662,1663,	Water Tanker	2	750	1500
	15-02-2022	1664,1665,	Water Tanker	2	750	1500
	16-02-2022	1666,	Water Tanker	2	750	1500
	17-02-2022	1667,1668,	Water Tanker	1	750	750
	18-02-2022	1669,1670,	Water Tanker	2	750	1500
	19-02-2022	1671,1672,	Water Tanker	2	750	1500
	22-02-2022	1673,1674,	Water Tanker	2	750	1500
	21-02-2022	1675,1676,1677,	Water Tanker	2	750	1500
	24-02-2022	1678,1679,1680,1681,	Water Tanker	3	750	2250
	25-02-2022	1682,1683,1684,1685,	Water Tanker	4	750	3000
	26-02-2022	1686,1687,1688,1689,1690,	Water Tanker	4	750	3000
	28-02-2022	1691,1692,1693,1694,	Water Tanker	5	750	3750
TOTAL AMOUNT				82	750	61500

Rs in Ward : Sixty One Thousand Five Hundred Rupees Only.

ERP NO: 37755
 Dtd: 02/04/22
 P.G. No: BPAE/6783/6150
 Adv. Amt: -
 Dtd. App: -
 Total Amt: 61500/-

For VISHWAS WATER SUPPLIERS

Handwritten: Mangesh
 CHECKED BY: [Signature]
 VERIFIED BY: [Signature]
 APPROVED BY: [Signature]

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II Shree Gajanan Prasanna II

DHIRAJ WATER SUPPLIERS

A/p : Bhoirwadi, Maan, Tal : Mulshi, Dist : Pune 411057

Mobile No : 9850396021 / 9922407574

Date :-13/05/2022

Bill No : 64

FTD/ 6954

To,
RAMA SYNERGY SPACES
Fusion Tower Ph I,
Hinjawadi Ph III, Pune-411057.

INWARD NO:- 8040
DATE:- 21/5/2022

Sub :- Bill For Water Tanker Trip.

Sr No	Date	Chalan No	Description	Trip	Rate	Amount
1	01-04-2022	491,492,	Water Tanker	2	750	1500.00
2	02-04-2022	493,494,495,	Water Tanker	3	750	2250.00
3	04-04-2022	496,	Water Tanker	1	750	750.00
4	05-04-2022	497,498,	Water Tanker	2	750	1500.00
5	06-04-2022	499	Water Tanker	1	750	750.00
6	08-04-2022	500,701,	Water Tanker	2	750	1500.00
7	11-04-2022	702,	Water Tanker	1	750	750.00
8	12-04-2022	703,	Water Tanker	1	750	750.00
9	15-04-2022	704,705,	Water Tanker	2	750	1500.00
10	18-04-2022	706,707,	Water Tanker	2	750	1500.00
11	19-04-2022	708,709,	Water Tanker	2	750	1500.00
12	20-04-2022	710,711,	Water Tanker	2	750	1500.00
13	21-04-2022	712,	Water Tanker	1	750	750.00
14	22-04-2022	713,	Water Tanker	1	750	750.00
15	25-04-2022	714,715,	Water Tanker	2	750	1500.00
16	26-04-2022	716,	Water Tanker	1	750	750.00
17	27-04-2022	717	Water Tanker	1	750	750.00
18	29-04-2022	718	Water Tanker	1	750	750.00
19	30-04-2022	719	Water Tanker	1	750	750.00
TOTAL AMOUNT				29	750	21750.00

Rs In Word :- Twenty One Thousand Seven Hundred Fifty Rupees Only.

GRN. NO. ~~6954~~
25930.

For DHIRAJ WATER SUPPLIERS

Bobalwale

ERP. No.	31142
Due Date	13/6/2022
P. O. No.	FTD/6954
Ad.	-
Cr.	-
Final Amt.	21750/-

22/6/22
CHECKED BY VERIFIED BY APPROVED BY

VISHWAS WATER SUPPLIERS

All Type Water Suppliers.

A/p : Maan, Bhiorwadi, Tal : Mulshi, Dist : Pune 411057

Mobile No : 9823588866/9767554665/9823688866

To,
RAMA SYNERGY SPACES
Fusion Tower Ph I,
Hinjawadi Ph III, Pune-411057.

WARD NO- 3426
DATE- 12/5/23

DATE :- 08/04/2023
Bill No :- 01/23-24

Sub :- Bill For Water Tanker Trip.

Sr No	Date	Chalan No	Description	Trip	Rate	Amount
1	01-03-2023	1180 1181 1184	Water Tanker	3	800	2400
2	02-03-2023	1182 1183	Water Tanker	2	800	1600
3	03-03-2023	1185 1186	Water Tanker	2	800	1600
4	06-03-2023	1187 1188	Water Tanker	2	800	1600
5	07-03-2023	1189 1190	Water Tanker	2	800	1600
6	08-03-2023	1191 1192 1193	Water Tanker	3	800	2400
7	09-03-2023	1194 1195 1196	Water Tanker	3	800	2400
8	10-03-2023	1197 1198 1199	Water Tanker	3	800	2400
9	11-03-2023	1200 801	Water Tanker	2	800	1600
10	13-03-2023	802 803 804	Water Tanker	3	800	2400
11	14-03-2023	805	Water Tanker	1	800	800
12	15-03-2023	806 807 808	Water Tanker	3	800	2400
13	16-03-2023	809 810 812	Water Tanker	3	800	2400
14	17-03-2023	813 814	Water Tanker	2	800	1600
15	20-03-2023	815 816	Water Tanker	2	800	1600
16	21-03-2023	817 818	Water Tanker	2	800	1600
17	22-03-2023	819 820 821	Water Tanker	3	800	2400
18	23-03-2023	822	Water Tanker	1	800	800
19	24-03-2023	823 824	Water Tanker	2	800	1600
20	25-03-2023	825 826 827	Water Tanker	3	800	2400
21	27-03-2023	828 829	Water Tanker	2	800	1600
22	28-03-2023	830 831 832 833	Water Tanker	4	800	3200
23	29-03-2023	834 835	Water Tanker	2	800	1600
24	30-03-2023	836 837	Water Tanker	2	800	1600
25	31-03-2023	838 839	Water Tanker	2	800	1600
TOTAL AMOUNT				59	800	47200

Rs In Word : Fourty Seven Thousand Two Hundred Rupees Only.



Vishwas

For VISHWAS WATER SUPPLIERS

ERP No.	36767
Due Date	8.5.23
P.O. No.	RS FTI/9157
Adv. Amt.	-
Debit Amt.	-
Final Amt.	47200/-

get f.

286-23
28/6/23
warc
29/6/23
CHECKED BY VERIFIED BY APPROVED BY

240

II Shree Gajanan Prasanna II

DHIRAJ WATER SUPPLIERSA/p : Bhoirwadi, Maan, Tal : Mulshi, Dist : Pune 411057
Mobile No : 9850396021 / 9922407574

Date : 17/04/2023

Bill No : 90

To,
RAMA SYNERGY SPACES
Fusion Tower Ph I,
Hinjawadi Ph III, Pune-411057.INWARD NO. 3427
DATE 12/5/23

Draft PO-20656

Budget Re. Pending

Sub :- Bill For Water Tanker Trip.

Sr No	Date	Chalan No	Description	Trip	Rate	Amount
1	01-03-2023	2272 2273 2274	Water Tanker	3	800	2400.00
2	02-03-2023	2275 2276	Water Tanker	2	800	1600.00
3	03-03-2023	2277 2278	Water Tanker	2	800	1600.00
4	07-03-2023	2279 2280 2281	Water Tanker	3	800	2400.00
5	08-03-2023	2282 2283	Water Tanker	2	800	1600.00
6	09-03-2023	2284 2285	Water Tanker	2	800	1600.00
7	10-03-2023	2286 2287	Water Tanker	2	800	1600.00
8	11-03-2023	2288 2289	Water Tanker	2	800	1600.00
9	13-03-2023	2290 2291 2292	Water Tanker	3	800	2400.00
10	14-03-2023	2293 2294	Water Tanker	2	800	1600.00
11	15-03-2023	2295 2296	Water Tanker	2	800	1600.00
12	16-03-2023	2298 2299 2300	Water Tanker	3	800	2400.00
13	17-03-2023	201 202 203	Water Tanker	3	800	2400.00
14	18-03-2023	204 205	Water Tanker	2	800	1600.00
15	20-03-2023	206 207	Water Tanker	2	800	1600.00
16	23-03-2023	209 210	Water Tanker	2	800	1600.00
17	24-03-2023	211 212	Water Tanker	2	800	1600.00
18	25-03-2023	213 214	Water Tanker	2	800	1600.00
19	27-03-2023	215	Water Tanker	1	800	800.00
20	28-03-2023	216 217 218	Water Tanker	3	800	2400.00
21	29-03-2023	221	Water Tanker	1	800	800.00
22	30-03-2023	222 223	Water Tanker	2	800	1600.00
23	31-03-2023	222 224	Water Tanker	1	800	800.00
TOTAL AMOUNT				49	800	39200.00

Rs In Word :- Thirty Nine Thousand Two Hundred Rupees Only.

ERP. No.	36769
Due Date	17.5.23
P. O. No.	RSFTI/9152
Adv. Amt.	-
Debit Amt.	-
Final Amt.	39200/-



For DHIRAJ WATER SUPPLIERS

Bobalwadkar
28.5.23
Cape
28/05/23

29/6/23

CHECKED BY VERIFIED BY APPROVED BY



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

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

To,
Mr. Jitendra Sunderdas Punjabi. M/s. Rama Synergy Spaces.
at S. No. 41/6 Plot A1 at Bhoirwadi, Taluka Mulshi Dist. Pune 411057

Subject: Environment Clearance for "Bhoirwadi Plot A1" Proposed Group Housing Scheme on S. No. 41/6 Plot A1 at Bhoirwadi, Taluka Mulshi Dist. Pune 411057 by M/s. Rama Synergy Spaces.

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 74th 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 153rd meetings.

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

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

1.Name of Project	"Bhoirwadi Plot A1" Proposed Group Housing Scheme on S. No. 41/6 Plot A1 at Bhoirwadi, Taluka Mulshi Dist. Pune 411057
2.Type of institution	Private
3.Name of Project Proponent	Mr. Jitendra Sunderdas Punjabi. M/s. Rama Synergy Spaces.
4.Name of Consultant	VK environment LLP
5.Type of project	Residential project. (Group Housing Scheme)
6.New project/expansion in existing project/modernization/diversification in existing project	Not applicable
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S. No. 41/6 Plot A1 at Bhoirwadi, Taluka Mulshi Dist. Pune 411057
9.Taluka	Mulshi
10.Village	Bhoirwadi
Correspondence Name:	Mr. Jitendra Sunderdas Punjabi. M/s. Rama Synergy Spaces.
Room Number:	Rama Group,
Floor:	10th Floor,
Building Name:	Rama Equator
Road/Street Name:	Near Samrat Chowk
Locality:	Near Samrat Chowk
City:	Pune - 411018.
11.Whether in Corporation / Municipal / other area	PMRDA
12.IOD/IOA/Concession/Plan Approval Number	In process IOD/IOA/Concession/Plan Approval Number: In process Approved Built-up Area:
13.Note on the initiated work (If applicable)	In process
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	In process
15.Total Plot Area (sq. m.)	21,025.92 sq mt
16.Deductions	2,107.87 sq m for open space.

SEIAA Meeting No: 153 Meeting Date: January 25, 2019 (SEIAA-STATEMENT-000001525)
SEIAA-MINUTES-000000967
SEIAA-EC-000000675

17.Net Plot area	18,918.05 sq mt
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 28322.72
	Non FSI area (sq. m.): 34455.80
	Total BUA area (sq. m.): 62778
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): NA
	Approved Non FSI area (sq. m.): NA
	Date of Approval: 04-07-2018
19.Total ground coverage (m2)	3244.78 sq. m.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	17.15% (of Net Plot area)
21.Estimated cost of the project	1130220000



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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	Irrigation Department
	Fresh water (CMD):	229
	Recycled water - Flushing (CMD):	118 KLD
	Recycled water - Gardening (CMD):	28 KLD
	Swimming pool make up (Cum):	1 KLD
	Total Water Requirement (CMD) :	376
	Fire fighting - Underground water tank(CMD):	200 KLD for all buildings
	Fire fighting - Overhead water tank(CMD):	5 KLD for each building
	Excess treated water	151 kld
Wet season:	Source of water	Irrigation Department
	Fresh water (CMD):	229
	Recycled water - Flushing (CMD):	118 KLD
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0.5 KLD
	Total Water Requirement (CMD) :	348
	Fire fighting - Underground water tank(CMD):	200 KLD for all buildings
	Fire fighting - Overhead water tank(CMD):	5 KLD for each building
	Excess treated water	179 kld
Details of Swimming pool (If any)	<p>Volume of Swimming pool : 126.32 m³ Water requirement for make up : 1 kld Details of Plant & Machinery used for treatment of Swimming Pool water: Quality to be achieved for swimming pool water :Parameters to be monitored :The below parameters of the swimming pool water after treatment will be maintained as follows: Total Chlorine : Less than 1.5 PPM. pH : 7.2 to 7.4</p> <p>Budgetary Allocation per annum. Capital cost Rs. 6,22,648.48 /- O & M cost Rs. 9300/- per month</p>	

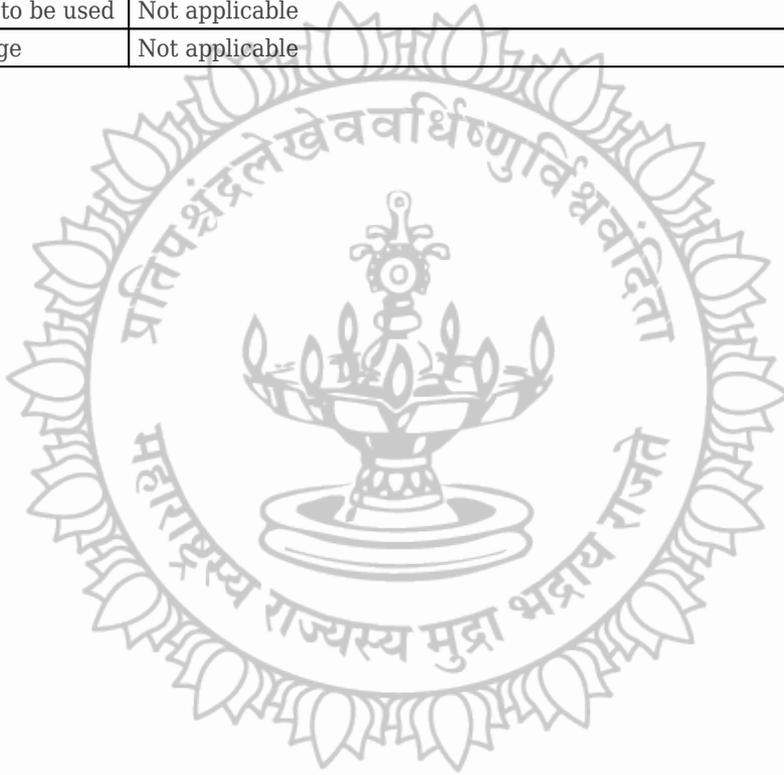
24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:			Post monsoon water level 6.5 m bgl Pre monsoon water level 7.5 m bgl					
	Size and no of RWH tank(s) and Quantity:			NA					
	Location of the RWH tank(s):			NA					
	Quantity of recharge pits:			4 NOS					
	Size of recharge pits :			1m x 1m x and 4m below storm-water inlet level with 60 m bore well					
	Budgetary allocation (Capital cost) :			5,05,000/-					
	Budgetary allocation (O & M cost) :			55,000/-					
	Details of UGT tanks if any :			2,00,000 ltrs = Fire 2,39,500 ltrs = Domestic Water 44,000 ltrs = Drinking Water 60,000 ltrs = Raw water					
26.Storm water drainage	Natural water drainage pattern:			The storm water collected through the storm water drains of adequate capacity will be led to recharge & Overflow/surplus water from the recharge pit will be discharged into storm water Nala.					
	Quantity of storm water:			14.335 m3/minute					
	Size of SWD:			600 mm					
27.Sewage and Waste water	Sewage generation in KLD:			Waste water 295 KLD					
	STP technology:			MBBR					
	Capacity of STP (CMD):			312 KLD					
	Location & area of the STP:			On ground					
	Budgetary allocation (Capital cost):			1,15,000,00/-					
	Budgetary allocation (O & M cost):			23,000,00/-					

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	From labors 20 kg/day.
	Disposal of the construction waste debris:	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.
Waste generation in the operation Phase:	Dry waste:	530.8 kg
	Wet waste:	769.7 kg
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	15 kg/day
	Others if any:	E-waste- 4 kg/day
Mode of Disposal of waste:	Dry waste:	Will be handed over to SWaCH
	Wet waste:	Will be treated in organic Waster Converter (OWC)
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Dried sludge form STP will be used in manure.
	Others if any:	E waste will be given to authorized recycler
Area requirement:	Location(s):	On ground
	Area for the storage of waste & other material:	40 sqm
	Area for machinery:	24 sqm
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	27,75,000/-
	O & M cost:	5,14,558/-

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29.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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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
Source of Fuel		Not applicable					
Mode of Transportation of fuel to site		Not applicable					
33.Energy							
Power requirement:	Source of power supply :	Maharashtra State Electricity Distribution Company Limited					
	During Construction Phase: (Demand Load)	115.63 KW					
	DG set as Power back-up during construction phase	1 x 250 KVA					
	During Operation phase (Connected load):	2709.69 KW					
	During Operation phase (Demand load):	1176.90 KW					
	Transformer:	2 x 630 KVA + 1 x 315KVA					
	DG set as Power back-up during operation phase:	1 x 250 KVA					
	Fuel used:	HSD					
	Details of high tension line passing through the plot if any:	NA					
34.Energy saving by non-conventional method:							
using solar hot water							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures				Saving %		
1	using solar hot water				25 liter/flat/day		
37.Details of pollution control Systems							
Source	Existing pollution control system			Proposed to be installed			
Not applicable	Not applicable			Not applicable			
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	70 lacs					
	O & M cost:	6.0 lacs					
38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Erosion Control- dust suppression measures, barricading and top soil preservation	4.72
2	Land	Labor Camp toilet & sanitation	1
3	Health and safety	Labor Safety Equipment's and train	2
4	Environment	Environmental Monitoring	0.30
5	Health and safety	Disinfection and health checkups	0.45
6	Environmental Management	Environmental Monitoring Cell	1.85

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	1 STP	115	23
2	Solid Waste Management	1 OWC	27.75	5.15
3	Landscaping	Development and maintenance of green area	36.65	.28
4	Rain water harvesting	4 pits	5.5	0.55
5	Environmental Monitoring	Air, water, noise, soil, waste water, OWC manure	-	1.85

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

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

40.Any Other Information

No Information Available

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) B2 category
	Court cases pending if any	no court case pending
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 153rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP 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.
II	PP to upload energy saving calculations.
III	SEIAA decided to grant EC for : FSI: 24945.39 m2, Non FSI: 34455.80 m2 & Total BUA: 59401.19 m2. (IOD no. 1799/17-18, Approval Date- 01.08.2018)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

Government of Maharashtra

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER PUNE
6. MUNICIPAL COMMISSIONER SATARA
7. REGIONAL OFFICE MPCB PUNE
8. REGIONAL OFFICE MIDC PUNE
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
10. COLLECTOR OFFICE PUNE
11. COLLECTOR OFFICE SATARA
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