

**Inspection Report of Respondent No. 2- SEIAA Maharashtra in Appeal No.534 (WZ) of 2025 before the Hon'ble National Green Tribunal, Western Zone Bench at Pune**

**Shri. Shashikant Vitthal Kamble**

**.... Appellant**

**Versus**

**MoEF & CC & Ors**

**.... Respondents**

## **1.0 Introduction.**

It is noted that, vide order dated 27.10.2025 [**Annexure-I**], the Hon'ble le NGT (Western Zone) directed Respondent No. 1-MoEF&CC and Respondent No. 2-SEIAA, Maharashtra to submit a report as to whether the construction of Building "J" (earlier known as Building "K") was undertaken by the Project Proponent prior to the grant of Environmental Clearance dated 11.07.2025. The relevant paragraph of the Order is reproduced below:

*"4. In the meantime, we direct the Registry of this Tribunal to call a report from respondent No. 1 - MoEF &CC and respondent No.2 - SEIAA, Maharashtra as to whether construction of building "J " (earlier known as "K") had been done by the Project Proponent prior to grant of EC dated 11.07.2025, by issuing notice to these two respondents only, returnable before next date. "*

## **2.0 Site Inspection.**

In compliance with the order dated 27.10.2025 passed by the Hon'ble NGT, Western Zone Bench, Pune, site inspection was carried out on 24.01.2026 to report Hon'ble NGT as to whether construction of building "J " (earlier known as "K") had been done by the Project Proponent prior to grant of EC dated 11.07.2025. Following were present during site inspection.

1. Shri. Sudhakar Nangnure, Member SEIAA
2. Shri. Kartik Langote, SRO, MPCB, Pune.
3. Smt. Meghna Deshpande, Consultant
3. Shri. Shubham Birari, Site Supervisor (PP side)

## **3.0 Details of the Project and Status:**

The Project Proponent, M/s Marvel Landmarks Pvt. Ltd., was granted the initial Environmental Clearance (EC) by SEIAA, Maharashtra vide Letter No. SEAC-2010/CR.879/TC.2 dated 01.10.2011 for a total plot area of 49,850 sqm, FSI area of 48716.10 sqm, Non FSI area of 39309.44 sqm comprising a Total Built-up Area (TBUA) of 88,025.54 sqm (**Annexure II**). The approved project comprises 12 buildings with a total of 264 residential units. The details of which are given below:



Sl. No	Name of the Building	Configuration
1	A	2 & 3 BHK
2	B	3.5 & 3 BHK
3	C	4BHK
4	D	3.5 & 3 BHK
5	E	3.5 & 3 BHK
6	F	4BHK
7	G	4BHK
8	H	4BHK
9	K	4BHK
10	L	4BHK
11	M	4BHK
12	N	4BHK

As the validity of the EC was lapsed, the project proponent has applied for fresh EC proposal on 20.05.2024. It was heard in 194<sup>th</sup> SEAC - 3 meeting dt. 12.08.2024 and recommended the proposal to SEIAA, subject to compliances. The proposal was heard in 283<sup>rd</sup> SEIAA meeting held on 01.10.2024. During the meeting, the SEIAA observed that project proponent has not obtained the layout approval and Fire NOC from competent authority. Hence, SEIAA decided to defer the proposal for the compliance of above points. After compliance, the proposal was heard in 293<sup>rd</sup> SEIAA meeting held on 15.05.2025 the project proponent has provided following comparative statement which is also reflected in the SEAC – 3 minutes:

Details	Existing	Proposed	Remarks
Bldg Configuration	(1) Wing A- B +P+12 (2) Wing B- B +P+12 (3) Wing C- B +P+12 (4)Wing D- B +P+12 (5)Wing E- B +P+12 (6)Wing F- B +P+12 (7)Wing G- B +P+12 (8)Wing H- B +P+12 (9)Wing K – B1+S+22 (10)Wing L- S+10 (11)Wing M- P+11 (12)Wing N- P+4	(1) Wing A- B +P+12 (2) Wing B- B +P+12 (3) Wing C- B +P+12 (4)Wing D- B +P+12 (5)Wing E- B +P+12 (6)Wing F- B +P+12 (7)Wing G- B +P+12 (8)Wing H- B +P+12 (9)Wing J - B1+S+25(Earlier Known as K) (10)Wing L- B1+B2+S+30 (11)Wing M- P+13 (12)Wing N- P+4 (13)Wing K - B1+B2+S+30	Building A to H are completed  Building K Under Construction (Work Stopped on sept 2018) (Earlier known as K, Renamed as J)  Building KLMN are proposed with Increased floors

Since, the EC had lapsed , the proposal is considered as a fresh. Based on the documents submitted by PP, Building A to H are completed and building K is under construction ( Work Stopped on sept 2018) (Earlier known as K, Renamed as J). The architect certificate dt. 10.05.2025 of No Deviation also shows that the construction work on site is carried out as per earlier EC and there isn't any deviation and in accordance with the configuration of earlier EC granted (**Annexure III**). SEIAA relied on the architect's certificate which mentions that work is carried out is as per earlier EC and the information provided by PP, decided to grant

the EC. Accordingly SEIAA has granted the EC on 11.07.2025 for a total plot area of 49,850 sqm , FSI area of 88,665.19 sqm, Non FSI area of 59,637.58 sqm comprising a Total Built-up Area (TBUA) of 1,48,302.77 sqm not 1,48,708.2 sqm as mentioned in para No. 3 of Hon'ble NGT order (**Annexure IV**). Copies of the ECs and architect's certificate are enclosed as **Annexure-II** to **Annexure-IV**. A copy of the revised plan dated 01.07.2011 which was approved prior to the grant of EC dated 01.10.2011 is enclosed as **Annexure V**. A copy of the IOD dated 06.02.2025 which was approved prior to the grant of EC dated 01.10.2011 is also enclosed as **Annexure VI**

With respect to the ninth building (Building "K"), the Project Proponent has informed that construction was completed up to the 21<sup>st</sup> floor and that the work was halted in September 2018 due to the lapse of the validity of the Environmental Clearance. The EC dated 11.07.2025 also records the stoppage of work in 2018. However, the Project Proponent has not submitted any documentary evidence to substantiate the claim that construction of Building "J" (formerly "K") had progressed up to the 21<sup>st</sup> floor.

During the site inspection, it was observed that Building "J" has been constructed up to the 25th floor [**Fig A**], and internal finishing works are currently in progress. A minute analysis from Google satellite imagery of May 2025 [**Fig B**], indicates that construction of Building J had progressed up to the 25th floor prior to the grant of the Environmental Clearance dated 11.07.2025.

#### **Conclusion:**

Based on the site inspection conducted on 24.01.2026, physical verification of the completed building J standing on site and google imagery of **May 2025**, **it is concluded that Building "J" (formerly "K") had been constructed up to the 25th floor prior to the grant of the Environmental Clearance dated 11.07.2025.**



Sudhakar Nangnure  
Member SEIAA

06-04-2026

Fig A – Site Photographs



Building “J” earlier known as ‘K’

Fig B – Google Image May 2025



J Wing

Zoomed out



J Wing

Magnified

(Sudhakar Nangnure)  
Member SEIAA

Item No.3

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH, PUNE**

[THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)]

**APPEAL NO.534 OF 2025 (WZ)**

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Shashikant Vitthal Kamble

..... **Appellant**

**Versus**

MoEF&amp;CC &amp; Ors.

... **Respondents**

Date of hearing : 27.10.2025

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER  
HON'BLE DR. SUJIT KUMAR BAJPAYEE, EXPERT MEMBER**

Appellant : Mr. Viraj Pawar, Advocate

**ORDER**

1. This appeal has been filed seeking quashing of the Environmental Clearance (EC) dated 11.07.2025 granted by respondent No.2 – SEIAA, Maharashtra in favour of respondent No.7 – M/s Marvel Landmarks Pvt. Ltd. for the project titled “Marvel Asola”, situated at Survey Nos.16/2/1, 16/2/2, 16/2/3, Mohammad Wadi, Taluka Haveli, District Pune, on the ground that the wing “J” (earlier known as “K” at the time of grant of initial EC) has been constructed prior to the grant of extension EC in question.

2. It is submitted by the learned counsel for the appellant that the project in question was granted first EC on 01.10.2011, which is annexed at pages 92 to 98 of the paper-book, wherein Total Built-Up Area (TBUA) was mentioned as 88,025.54 sq.mtrs with following building details

<b>Sr. No.</b>	<b>Building</b>	<b>Configuration</b>
1	A	2 & 3 BHK
2	B	3.5 & 3 BHK
3	C	4 BHK
4	D	3.5 & 3 BHK
5	E	3.5 & 3 BHK
6	F	4 BHK
7	G	4BHK
8	H	4 BHK
9	K	4 BHK
10	L	4 BHK
11	M	4 BHK
12	N	4 BHK
	Total :	264 Flats

3. The aforesaid EC dated 01.10.2011 expired in 2017, as is evident from the SEIAA minutes of 292<sup>nd</sup> meeting held on 15.05.2025 (page 39 of the paper-book) and the fresh EC was obtained on 11.07.2025, which is under challenge herein, whereby TBUA is enhanced to 1,48,708.2 sq.mtrs with following building configuration :

21. Details of Building Configuration :						Reason for Modification / Change :-
Previous EC Configuration			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Wing A	-	-	Wing A	B +P+12	38.05	
Wing B	-	-	Wing B	B +P+12	38.05	
Wing C	-	-	Wing C	B +P+12	38.05	
Wing D	-	-	Wing D	B +P+12	38.05	
Wing E	-	-	Wing E	B +P+12	38.05	
Wing F	-	-	Wing F	B +P+12	38.05	
Wing G	-	-	Wing G	B +P+12	38.05	
Wing H	-	-	Wing H	B +P+12	38.05	
Wing K	-	-	Wing J	B +P+25	78.5	Earlier known as K and renamed to J
-	-	-	Wing K	B1+B2+S+30	93.5	Newly proposed
Wing L	-	-	Wing L	B1+B2+S+30	93.5	
Wing M	-	-	Wing M	P+13	34.2	
Wing N	-	-	Wing N	P+4	14.25	

3. Learned counsel for the appellant submits that his prayer is confined to only building “J” (earlier known as “K”) and the same is stated to have been completed prior to grant of expansion EC, for which he has first drawn our attention to the site inspection report of MPCB (pages 65 to 69 of the paper-book) and at page 68 therein, under head “Any Specific Observation” at point 4, it is recorded that the “*Project Proponent has newly constructed building J, found construction work completed, finishing work is in progress, Building K, L & M yet not started the construction work.*” Since this visit was made on 07.05.2025 i.e. prior to grant of expansion EC dated 11.07.2025, prima facie it appears that the construction of building “J” had been completed prior to the said EC, but for completion thereof, it was required that a Certified Compliance Report (CCR) issued by the MoEF&CC should have been placed by the appellant, which has not been done.. We grant one month’s time to the learned counsel for the appellant to place the same on record.

4. In the meantime, we direct the Registry of this Tribunal to call a report from respondent No.1 - MoEF&CC and respondent No.2 - SEIAA, Maharashtra as to whether construction of building "J" (earlier known as "K") had been done by the Project Proponent prior to grant of EC dated 11.07.2025, by issuing notice to these two respondents only, returnable before next date.

5, The appellant is directed to take necessary steps within a week for service of notice upon respondent Nos.1 and 2.

5. Put up this matter for next consideration on 20.11.2025.

**Dinesh Kumar Singh, JM**

**Dr. Sujit Kumar Bajpayee, EM**

October 27, 2025  
APPEAL NO.534 OF 2025 (WZ)  
npj

File No.: SEAC- 2010/CR.879/TC.2  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 1<sup>st</sup> October, 2011

To,  
M/s. Marvel Landmarks Pvt. Ltd.  
301-302 Jewel Tower, Lane 5,  
Koregaon Park, Pune – 411 001  
Telephone No. : 020 – 26052920/21

**Subject: - “Marvel Isola” – Residential Construction Project at Mohammadwadi, Pune by M/s. Marvel Landmarks Pvt. Ltd. - Environmental clearance regarding.**

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 40<sup>th</sup> meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 38<sup>th</sup> Meeting held on 4<sup>th</sup>/5<sup>th</sup> August, 2011

2. It is noted that the proposal is for grant of Environmental Clearance for “Marvel Isola” – Residential Construction Project at Mohammadwadi, Pune by M/s. Marvel Landmarks Pvt. Ltd. SEAC considered the project under screening category 8 (a) as per EIA Notification 2006.

**Brief Information of the project is summarized as below-**

<b>Name of the Project</b>	: “Marvel Isola” – Residential Project																					
<b>Project Proponent</b>	: M/s. Marvel Landmarks Pvt. Ltd.																					
<b>Location of the project</b>	: S. No. 16/2/1, 16/2/2, 16/2/3, Mohammadwadi, Pune																					
<b>Type of Project</b>	: Construction Project																					
<b>Plot Area</b>	: 49,850.00 sq. m. (Total) 45,232.00 sq.m (Net)																					
<b>Proposed Total built up area</b>	: As per FSI area: 48,716.10 sq. m. Non FSI area : 39,309.44 sq. M. Total construction area: 88,025.54 sq. m.																					
<b>Estimated cost of the project</b>	: Rs. 183.00 Crores																					
<b>Building details</b>	: <table border="1" style="width: 100%;"> <thead> <tr> <th>Sr. N.</th> <th>Building</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>A</td> <td>2 &amp; 3 BHK</td> </tr> <tr> <td>2</td> <td>B</td> <td>3.5 &amp; 3 BHK</td> </tr> <tr> <td>3</td> <td>C</td> <td>4 BHK</td> </tr> <tr> <td>4</td> <td>D</td> <td>3.5 &amp; 3 BHK</td> </tr> <tr> <td>5</td> <td>E</td> <td>3.5 &amp; 3 BHK</td> </tr> <tr> <td>7</td> <td>F</td> <td>4 BHK</td> </tr> </tbody> </table>	Sr. N.	Building	Configuration	1	A	2 & 3 BHK	2	B	3.5 & 3 BHK	3	C	4 BHK	4	D	3.5 & 3 BHK	5	E	3.5 & 3 BHK	7	F	4 BHK
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		12	M	4 BHK								
		13	N	4 BHK								
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<b>Water Requirement</b>	:	<ul style="list-style-type: none"> <li>Fresh water: 117 m<sup>3</sup>/day;</li> <li>Recycled water: 112 m<sup>3</sup>/day</li> </ul> Source: Pune Municipal Corporation/ Recycled water										
<b>STP details</b>	:	<ul style="list-style-type: none"> <li>Sewage generation: 169 CMD</li> <li>Capacity of STP: 175 m<sup>3</sup>/day;</li> <li>Treated sewage will be used for gardening, flushing &amp; excess shall be drained into municipal sewer line</li> </ul>										
<b>Rain water Harvesting</b>	:	<ul style="list-style-type: none"> <li>Dimensions of recharge pit : 4 m X 2 m X 1.5 m (minimum) each</li> <li>Total no. of Proposed recharge pits- 13 Nos.</li> </ul>										
<b>Storm water drainage</b>	:	<ul style="list-style-type: none"> <li>Diameter of internal storm water drainage : 350 mm</li> </ul>										
<b>Solid Waste Generation</b>	:	<ul style="list-style-type: none"> <li>Since demolition is not involved debris will not be generated.</li> <li>Other construction waste will be used as filling material for leveling.</li> <li>Top soil will be preserved and used for landscape.</li> <li>Dry waste will be disposed Through PMC</li> <li>Wet waste will be treated by Organic Waste Converter and disposal of compost in own landscape.</li> </ul>										
<b>Solid Waste Management</b>	:	<ul style="list-style-type: none"> <li>Dry waste : 208 kg/day</li> <li>Wet waste: 347 kg/day</li> </ul>										
<b>Energy</b>	:	<ul style="list-style-type: none"> <li>Power Requirement: 4177 KVA ; Source: MSEDCL</li> <li>DG set of 4200 KVA capacity will be provided in case of Power Failure.</li> </ul>										
<b>Energy conservation Measures</b>	:	<ul style="list-style-type: none"> <li>Energy efficient fluorescent tube lights and CFL lamps shall be used for Common area lighting.</li> <li>Use of Solar Power for water heating.</li> <li>Energy saving will be 12 units per panel equivalent to total 3168 Units/day.</li> </ul>										
<b>Green Belt Development:</b>	:	Green Belt: 7477 m <sup>2</sup> ; Total trees- 421 Nos. will be planted.										
<b>Traffic Management</b>	:	<table border="1"> <tr> <td>II. Parking area</td> <td>8808.0 m<sup>2</sup></td> </tr> <tr> <td>a. 2-Wheeler</td> <td>1060 No.</td> </tr> <tr> <td>b. 4-wheeler</td> <td>800 No.</td> </tr> <tr> <td>c. Cycle</td> <td>530 No.</td> </tr> </table>			II. Parking area	8808.0 m <sup>2</sup>	a. 2-Wheeler	1060 No.	b. 4-wheeler	800 No.	c. Cycle	530 No.
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<b>Environmental Management Plan</b>	:	Total capital cost for EMP shall be Rs. 246.75 lakhs and O & M cost Rs. 16.60 lakhs per annum.										

3. The proposal has been considered by SEIAA in its 38<sup>th</sup> meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-



- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (iii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (iv) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vi) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (vii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (viii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (ix) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (xi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xv) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.



- (xvi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xvii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xviii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiii) Ready mixed concrete must be used in building construction.
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.



- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption load on air conditioning. If necessary, use high quality double glass with sp reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting 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/rule 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 hybrid non conventional energy source as source of energy.
- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators 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 proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) Traffic congestion near the entry and exit points from the roads adjoining proposed project site must be avoided. Parking should be fully internalized and a public space should be utilized.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to surroundings.
- (xlii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB & this department.
- (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the local language of the area concerned within seven days of issue of this letter, infor-



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://envis.maharashtra.gov.in>.

- (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (I) 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.
- (ii) 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<sub>2</sub>, NO<sub>x</sub> (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.
- (iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (liii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This environmental clearance is issued as per EIA Notification, 2006. If any part of the plot is affected by CRZ then project proponent should obtain NOC from MCZMA as per FSI applicability. If there is change in building plan accordingly, project proponent should approach SEIAA with corrected plans
6. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. 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.
8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.



9. 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.
10. 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.
11. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 60 days as prescribed under Section 35 of the National Green Tribunal Act, 2010.



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

**Copy to:**

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

Date: 10.05.2025

**ARCHITECT CERTIFICATE**

To,  
The Chairman,  
SEIAA, Environment Department,  
Room No 217 (Annex),  
Madam Cama Road, Mantralaya  
Mumbai – 400032.

**Subject:** Architect certificate for Constructed Area on site for Proposed Residential project **Marvel Isola** by **M/s. Marvel Landmarks Pvt. Ltd.** at S.No. 16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.

Dear Sir,

We, the architect for Proposed Residential project **Marvel Isola** by **M/s. Marvel Landmarks Pvt. Ltd.** at S.No. 16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune certify that **construction work on site is carried out as per earlier EC and there isn't any deviation and in accordance with configuration of earlier EC granted. We also certify that the area constructed is within the approved BUA of earlier EC.**

**Total Plot area- 49,850 Sq.mt**


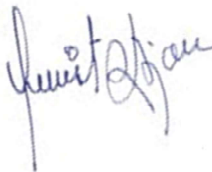
**FSI- 39321.47 Sq.mt**

**NON-FSI- 37,259.25 Sq.mt**

**TBUA-76,580.72 Sq.mt**

This certificate is issued on request of client.

**Your Faithfully,**



**Ar. Sumit Verma**  
**LIC No: CA/2011/53653**



सत्यमेव जयते

187

File No: SIA/MH/INFRA2/470732/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),  
MAHARASHTRA)

\*\*\*

Annexure-IV



Dated 11/07/2025



To,

Vishwajeet Jhavar  
Marvel LANDMARKS PRIVATE LIMITED  
Jewel Tower, 301,302 Lane No. 5 , Ashok Chakra Society, Meera Nagar, Koregaon Park, Pune, PUNE,  
MAHARASHTRA, 411001  
marvelisola2024parivesh@gmail.com

**Subject:** Grant of EC under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Residential project Marvel Isola by M/s Marvel Landmarks Pvt. Ltd at S.No. 16/2/1, 16/2/2, 16/2/3 Mohammad wadi, Pune. submitted to Ministry vide proposal number SIA/MH/INFRA2/470732/2024 dated 20/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5268597N
(ii) File No.	SIA/MH/INFRA2/470732/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Residential project Marvel Isola by M/s Marvel Landmarks Pvt. Ltd at S.No. 16/2/1, 16/2/2, 16/2/3 Mohammad wadi, Pune.
(viii) Name of Company/Organization	Marvel LANDMARKS PRIVATE LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal

Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 15/05/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 15/05/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Vishwajeet Jhavar under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

### Annexure 1

#### Specific EC Conditions for (Building / Construction)

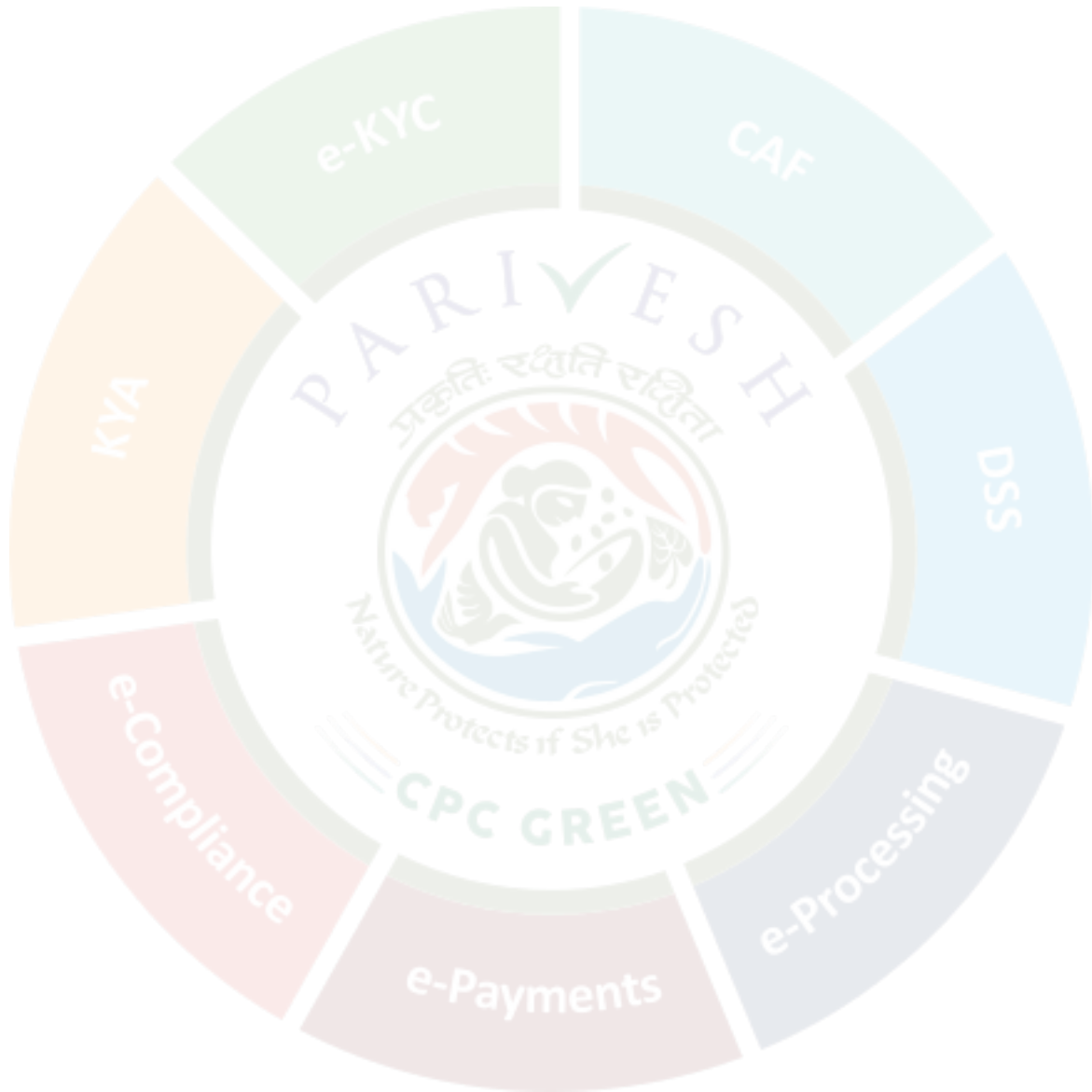
##### 1. Specific

S. No	EC Conditions
1.1	<ol style="list-style-type: none"> <li>1. PP to submit the fire NoC.</li> <li>2. PP to submit the revised detail landscape plan along with other details like number of trees to be planted, to be cut, distance in between them, species details etc</li> <li>6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.</li> <li>8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</li> </ol>

### Annexure 2

#### Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Total Built-up Area	Total Built-up Area	148708.2	Sqm	Road	



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/470732/2024  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s Marvel Landmarks Pvt. Ltd.,  
 S.No. 16/2/1, 16/2/2, 16/2/3,  
 Mohammadwadi, Pune.

Subject : Environmental clearance for Proposed Residential project Marvel Isola at S.No. 16/2/1, 16/2/2, 16/2/3, Mohammadwadi, Pune by M/s Marvel Landmarks Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/470732/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 194<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292<sup>nd</sup> (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 15<sup>th</sup> May, 2025.

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

	Proposal Number	SIA/MH/INFRA2/470732/2024	
2.	Name of Project	Proposed Residential project Marvel Isola by M/s Marvel Landmarks Pvt. Ltd at S.No. 16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.	
3.	Project category	8 (a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Marvel Landmarks Pvt. Ltd Through Mr. Amit Anand
		Regd. Office address	Jewel Tower, 301-302, Lane Number 5, Ashok Chakra Society, Meera Nagar, Koregaon Park, Pune, Maharashtra 411001
6.	Consultant	Rheaa Civitech Pvt Ltd NABET/EIA/2326/IA0114 valid up to January 23, 2026	
7.	Applied for	Fresh Project	
8.	Details of previous EC	Not applicable	
9.	Location of the project	S.No. 16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.	
10.	Latitude and Longitude	Latitude -18°27'53.85"N Longitude - 73°54'53.08"E	
11.	Total Plot Area (m2)	49,850.00 Sq.m	
12.	Deductions (m2)	15288.94 Sq.m	
13.	Net Plot area (m2)	39252.98 Sq.m	
14.	Proposed FSI area (m2)	88839.91 Sq.m	
15.	Proposed non-FSI area (m2)	59868.29 Sq.m	

16.	Proposed TBUA (m2)	148708.2 Sq.m					
17.	TBUA (m2) approved by Planning Authority till date	-					
18.	Ground coverage (m2) & %	20854.12					
19.	Total Project Cost (Rs.)	265 Cr					
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Activities are mentioned in the Environment Management Plan					
21.	Details of Building Configuration :						
	Previous EC Configuration			Proposed Configuration		Reason for Modification / Change :-	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	Wing A	-	-	Wing A	B +P+12	38.05	
	Wing B	-	-	Wing B	B +P+12	38.05	
	Wing C	-	-	Wing C	B +P+12	38.05	
	Wing D	-	-	Wing D	B +P+12	38.05	
	Wing E	-	-	Wing E	B +P+12	38.05	
	Wing F	-	-	Wing F	B +P+12	38.05	
	Wing G	-	-	Wing G	B +P+12	38.05	
	Wing H	-	-	Wing H	B +P+12	38.05	
	Wing K	-	-	Wing J	B +P+25	78.5	Earlier known as K and renamed to J
	-	-	-	Wing K	B1+B2+S+30	93.5	Newly proposed
	Wing L	-	-	Wing L	B1+B2+S+30	93.5	
	Wing M	-	-	Wing M	P+13	34.2	
	Wing N	-	-	Wing N	P+4	14.25	
22.	Total number of tenements	508					
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	258.00	Fresh Water	258.00		
		Recycled for Garden	26.00	Recycled for Garden	00.00		
		Flushing	129.00	Flushing	129.00		
		Total	413.00	Total	387.00		
		Waste water generation	335.00	Waste water generation	33500		
24.	Water Storage Capacity for Firefighting / UGT	Domestic – 279.00 KLD, Firefighting -600.00 KLD Drinking – 107.00 KLD					
25.	Source of water	Pune Municipal Corporation					
6.	Rainwater Harvesting (RWH)	Level of the Ground water table	Post-Monsoon water level 15m -18meter BGL Pre-Monsoon water Level 20m-25meter BGL				
		Size and no of RWH tank(s) and Quantity:	NA				
		Quantity and size of recharge pits:	20 no of pits, size- 2.0m X 2.0m X 2.0m				
		Details of UGT tanks if any:	Domestic – 279.00 KLD, Firefighting -600.00 KLD Drinking – 107.00 KLD				
27.	Sewage and Wastewater	Sewage generation in CMD:	335 KLD				
		STP technology:	MBBR				

		Capacity of STP (CMD):	355 KLD		
28.	Solid Waste Mgt. during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	8	Handover to authorized vendor	
		Wet waste:	12	Handover to authorized vendor	
		Construction waste	20	Handover to authorized vendor	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	573	Handover to SWACH	
		Wet waste:	859	Organic Waste composter	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	3.92	Handover to authorized vendor	
		STP Sludge (dry)	51.68	Used as manure	
30.	Green Belt Development	Total RG area (m2):	Required: 3925.29 , Proposed: <b>4618.07</b>		
		Existing trees on plot:	18		
		Number of Proposed trees on site	520		
		Number of trees to be cut:	05		
		Number of trees to be retained:	13		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	116.25KVA		
		During Operation phase (Connected load):	7144 KW		
		During Operation phase (Demand load):	3520 KVA		
		Transformer:	(06 X 630 KVA, 1 X 315 KVA)Nos.		
		DG set:	(400 KVA x 2)		
	Fuel used:	HSD			
32.	Details of Energy saving	Energy Saved By low loss transformer with respect to Total Project	0.66%		
		Energy Saved by Solar PV Cells with respect to Total Project	3.24%		
		Energy Saved by Automatic Timer logic controller for lighting Control With respect to Overall Project	1.01%		
		Energy Saved by Solar Water Heating vs Electric Water Heating with respect to total project	7.55%		
		Energy Saved by Using VFD for Lift against conventional drive with respect to overall Project	6.33%		
		Total Energy Saving in Project In % by Energy saving measures	20.59%		
33.	Environmental Mgt. plan budget during Const. phase	Type	Details	Cost	
		Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation	₹ 21,76,635	
		O&M	Water, Noise, soil, air monitoring	1,85,600	
34.	Environmental Management plan Budget	Component	Details	Capital (L)	O & m (L/Y)
		Sewage Treatment	STP cost considered	90.70	10.88

during Operation phase	Rain Water Harvesting	RWH Pits		20.00	0.20
	Solid Waste Management	To assure proper treatment of Wet Waste, OWC will be provided		18.50	4.95
	Green Belt Develpt.	Landscaping, tree & shrub plantation		16.12	3.60
	Env. Monitoring	Environment Monitoring Cell		-	1,81,000
	Energy Saving	With all said energy saving measures like solar PV panels, hot water, low loss transformer, VFDs on lift, solar lightning		25.35	-
35. Traffic Management	Type	Required as per DCR	Actual Provided	Area /parking (m2)	
	2-Wheeler	1248	1272	2	
	4-Wheeler	1002	1100	12.5	
	Bicycles	662	755	-	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

The comparative statement for the project is as below:

Sr.	Details	Existing	Proposed	Remarks
1.	Survey No.	S.No.16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.	S.No.16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.	No Change
2.	Project name	"Marvel Isola" Residential Construction Project at Mohammadwadi, Pune by M/s. Marvel Landmarks Pvt. Ltd.	Proposed Residential project Marvel Isola by M/s Marvel Landmarks Pvt. Ltd at Mohammadwadi, Pune. S.No. 16/2/1, 16/2/2, 16/2/3 M/s. Marvel Landmarks Pvt. Ltd.	No Change
3.	Plot area	49850 sq.mt.	49850 sq.mt.	No Change
4.	FSI	48716.10 sq.mt.	88839.91 sq.mt.	Increased by 40,123.81 Sq.m
5.	Non FSI	39309.44 sq.mt.	59868.29 sq.mt.	Increased by 20,558.85 Sq.m
6.	Built up Area	88025.54 sq.mt.	148708.2 sq.mt.	Increased by 60,682.66 sq.m
7.	Name of Buildings / Wings	. A, B, C, D, E, F, G, H, K, L, M, N	Wing. -. A, B, C, D, E, F, G, H, J, K, L, M, N	One Building has been added
8	Bldg. Configuration	(1) Wing A- B +P+12 (2) Wing B- B +P+12 (3) Wing C- B +P+12 (4)Wing D- B +P+12 (5)Wing E- B +P+12 (6)Wing F- B +P+12 (7)Wing G- B +P+12 (8)Wing H- B +P+12 (9)Wing K – B1+S+22 (10)Wing L- S+10 (11)Wing M- P+11 (12)Wing N- P+4	(1) Wing A- B +P+12 (2) Wing B- B +P+12 (3) Wing C- B +P+12 (4)Wing D- B +P+12 (5)Wing E- B +P+12 (6)Wing F- B +P+12 (7)Wing G- B +P+12 (8)Wing H- B +P+12 (9) Wing J - B1+S+25(Earlier Known as K) (10) Wing L- B1+B2+S+30 (11)Wing M- P+13 (12)Wing N- P+4 (13)Wing K - B1+B2+S+30	Building A to H are completed  Building K Under Construction (Work Stopped on 1 sept 2018)  Building KLMN are proposed with Increased floors

9	No. of Office/showroom (nos.)	Flats - 264 no's	Flats - 508 no's	Increased by 244 no's flats As no of floors increased & 1 Building J is Increased
10	Project Cost – Cr	183 Cr	265 Cr	Increased by 82 Cr.
11	Total Water requirement	Total water requirement: 262 KLD Fresh water: 117 KLD	Total water requirement: 413 KLD Fresh water: 258 KLD	Total Water Increased by 151 KLD Fresh Water Increased by 141 KLD
12.	Sewage generation	169 KLD	335 KLD	Increased by 166
13	STP Capacity	175 KLD	355 KLD	Increased by 180 KLD
14	Solid waste management	Wet garbage – 347 Kg/day Dry Garbage - 208 Kg/day STP Sludge – -Kg/day	Wet garbage – 859 Kg/day Dry Garbage 573 Kg/day STP Sludge – 51.68 Kg/day	Increased by Wet garbage 512 Kg/D Dry Garbage - 365 Kg/D
17	RWH Pits	13 Nos.	20 Nos. (7 no. Roof top and 13 no. of surface)	Increased by 07 nos'
18	Transformer DG sets	Transformer: (06 X 630 KVA, 1 X 315 KVA) Nos. DG sets: (400 KVA x 1)	Transformer: (06 X 630 KVA, 1 X 315 KVA) Nos. DG sets: (400 KVA x 2)	Increased Due to increase in no of Building & Tenaments
19	Energy Saving	19.82%	20.59%	Increased by 0.79 %
20	Traffic LOS	'C' Category	'C' Category	No Change
21	Parking Proposed (nos.)	4-Wheeler - 800 2-Wheeler - 1060 Bicycles - 530	4-Wheeler - 1100 2-Wheeler - 1272 Bicycles - 755	As Per the local norms, parking no's increased

3. Proposal is an expansion of existing construction project. PP has obtained earlier Environment Clearance dated 1<sup>st</sup> October, 2011 for the total plot area: 49,850 Sqm, FSI Area: 48,716.10 Sqm, Non-FSI Area : 39,309.44 Sqm, Total Built Up Area : 88,025.54 Sqm. Proposal has been considered by SEIAA in its 292<sup>nd</sup> (Day-5) meeting held on 15<sup>th</sup> May, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit the fire NoC.
2. PP to submit the revised detail landscape plan along with other details like number of trees to be planted, to be cut, distance in between them, species details etc
3. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not**

located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.

4. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
5. PP to prepare and implement plan to make proposed project a plastic free zone.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
7. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**B. SEIAA Conditions-**

1. PP has provided part of their RG is proposed on podium 2483.55 m<sup>2</sup> and 2134.52 m<sup>2</sup> on mother earth) as per the approved layout by Local Planning authority. This EC is subject to final outcome in the Civil Appeal Diary no. 19266/2024 pending before the Hon'ble Supreme Court.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA decided to grant EC for FSI- 88,665.19 m<sup>2</sup>, Non FSI- 59,637.58 m<sup>2</sup>, Total BUA- 1,48,302.77 m<sup>2</sup>. (Plan approval No- IOD-1/ 7852 dated 06.02.2025)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as

per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. 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.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a

separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. 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.


- XIII. 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<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

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

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Jayashree Bhoj  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



शहर अभियंता कार्यालय  
बांधकाम विकास विभाग झो. क्र. १  
पुणे महानगरपालिका  
जा.क्र. - झोन १/ ७८५२  
दिनांक - ०९/०२/२०२५

--: नियोजित विकसन दाखला:-

मालक/ विकसक मे.मार्वल लॅन्डमार्क तर्फे श्री विश्वजीत झवर तर्फे  
ला.आर्कि.श्री.सुमित अजय वर्मा,  
डि २०, चॉईस, आर्केड ढोले पाटील रोड,  
पुणे- ४११००१.

यांस...

विषय:- पुणे पेठ महंमदवाडी स.नं. १६ हि. नं. २/१+ २/२ + २/३ येथील भुखंडावरील  
पर्यावरण मंजूरीकामी सुधारीत बांधकाम व्याप्तीबाबत दाखला देणेबाबत.

संदर्भ:- १) मा.महापालिका आयुक्त यांचकडील कार्यालयीन परिपत्रक  
जा.क्र.मआ/शअजा/ज/४७८७ दि.१५.६.२०२२.

२) अर्जदार मे.मार्वल लॅन्डमार्क तर्फे वेद विश्वजीत झवर तर्फे ला.आर्कि. सुमित  
अजयवर्मा यांचा आ.क्र. एमएचडब्यू/ ०००३/०९ दि.०१/१०/२०२४ चा  
प्रस्ताव.

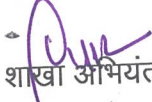
३) ईसी क्र. SEAC/2010/CR879/TC.2 दि.१.१०.२०११.

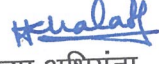
पुणे महानगरपालिका यांचेकडून पुणे महानगरपालिका हद्दीतील मौजे महंमदवाडी स.नं.१६ हि. नं.  
२/१+ २/२ + २/३ मधील भुखंड व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व त्या अंतर्गत  
युडीसीपीआर - २०२० अन्वये मंजूर झालेल्या नियमाप्रमाणे संदर्भ क्र.२ नुसार निश्चित केलेल्या  
कार्यप्रणालीप्रमाणे नियोजित विकसनासाठी आपण अर्ज केलेला आहे. यापुर्वी संदर्भ क्र.३ अन्वये प्राप्त ईसी  
नुसार एफएसआय क्षेत्र ४८७१६.१० चौ.मी. व नॉन एफएसआय क्षेत्र ३९३०९.४४ चौ.मी. असे एकुण  
८८०२५.५४ चौ.मी. क्षेत्र मान्य आहे. याप्रमाणे जागेवर काम सुरु असून नियोजित बांधकाम करणे कामी  
पुढील प्रमाणे ईसी करीता प्रस्ताव दाखल केला आहे. त्या अनुसरून खालील अटीस अधिन आपल्या वरील  
प्रस्तवास भुखंड क्षेत्र ४९८५०.०० चौ.मी. (एफएसआय एरिया ८८६६५.१९ चौ.मी. + नॉन एफएसआय  
५९६३७.५८ चौ.मी.) एकुण एफएसआय + नॉन एफएसआय = १४८३०२.७७ चौ.मी. साठी नियोजित  
विकसन ना हरकत दाखला देणेत येत आहे.


१. सदर दाखल्याचा वापर फक्त पर्यावरण विभागची मंजूरी (मा.SEACS व SEIAA पर्यावरण व  
वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.
२. सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवागनी नसुन  
अर्जदाराने त्यासाठी स्वतंत्रपणे परवागनी घेणे बंधनकारक राहिल.

३. अर्जदाराने जिल्हा अधिक्षक, भुमी अभिलेख, पुणे यांचकडील मोजणीनुसार भुखंडाच्या हद्दी कायम करणे आवश्यक राहिल.
४. सोबतचा नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.
५. सदरचा नियोजित विकसन दाखला हा निर्गमित दिनांकापासुन एक वर्षापर्यंत वैध राहिल.

कळावे.

  
शाखा अभियंता  
बां.वि.वि., झोन क्र.१  
पुणे महानगरपालिका

  
उप अभियंता  
बां.वि.वि., झोन क्र.१  
पुणे महानगरपालिका

  
कार्यकारी अभियंता  
बां.वि.वि., झोन क्र.१  
पुणे महानगरपालिका

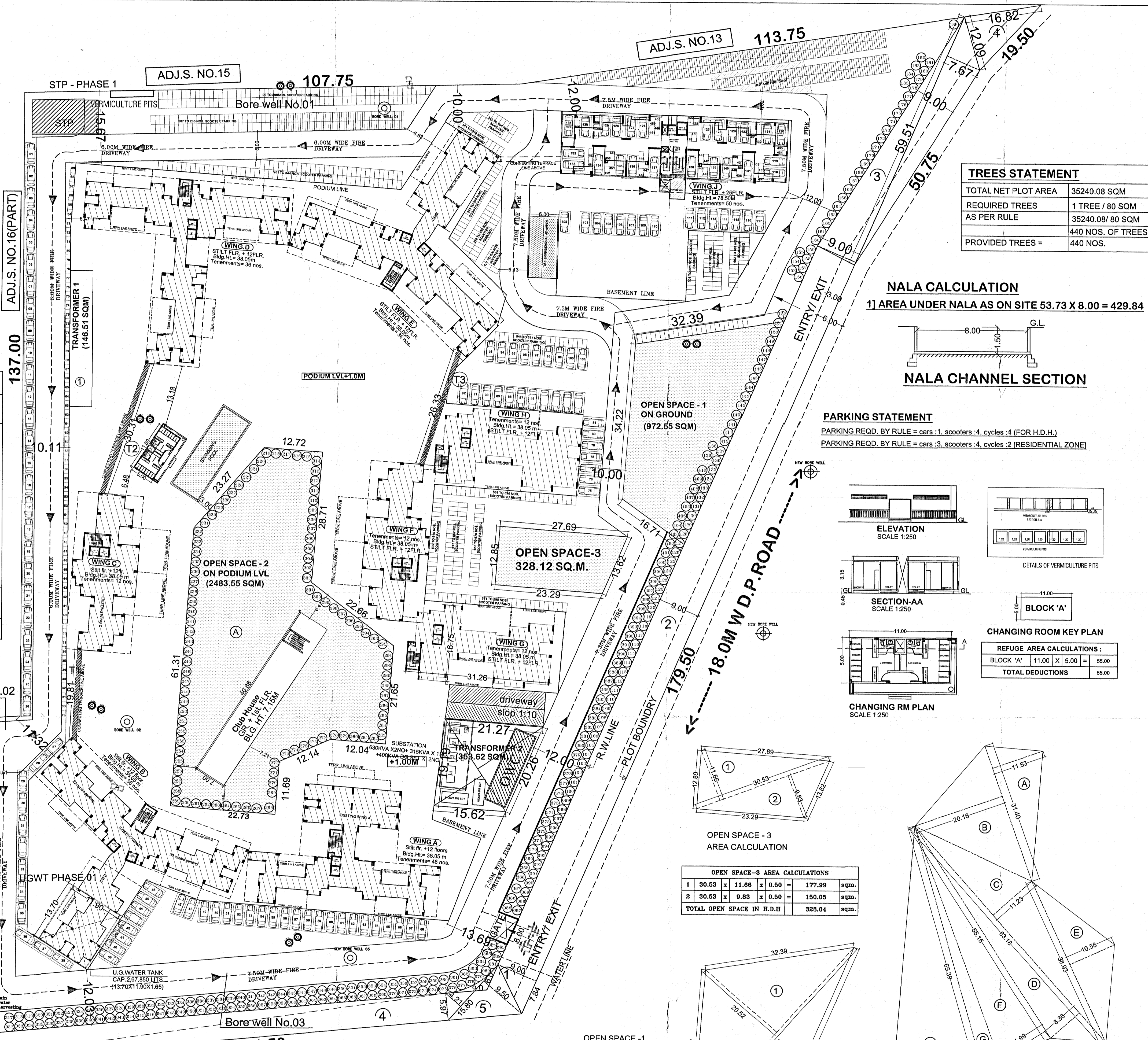
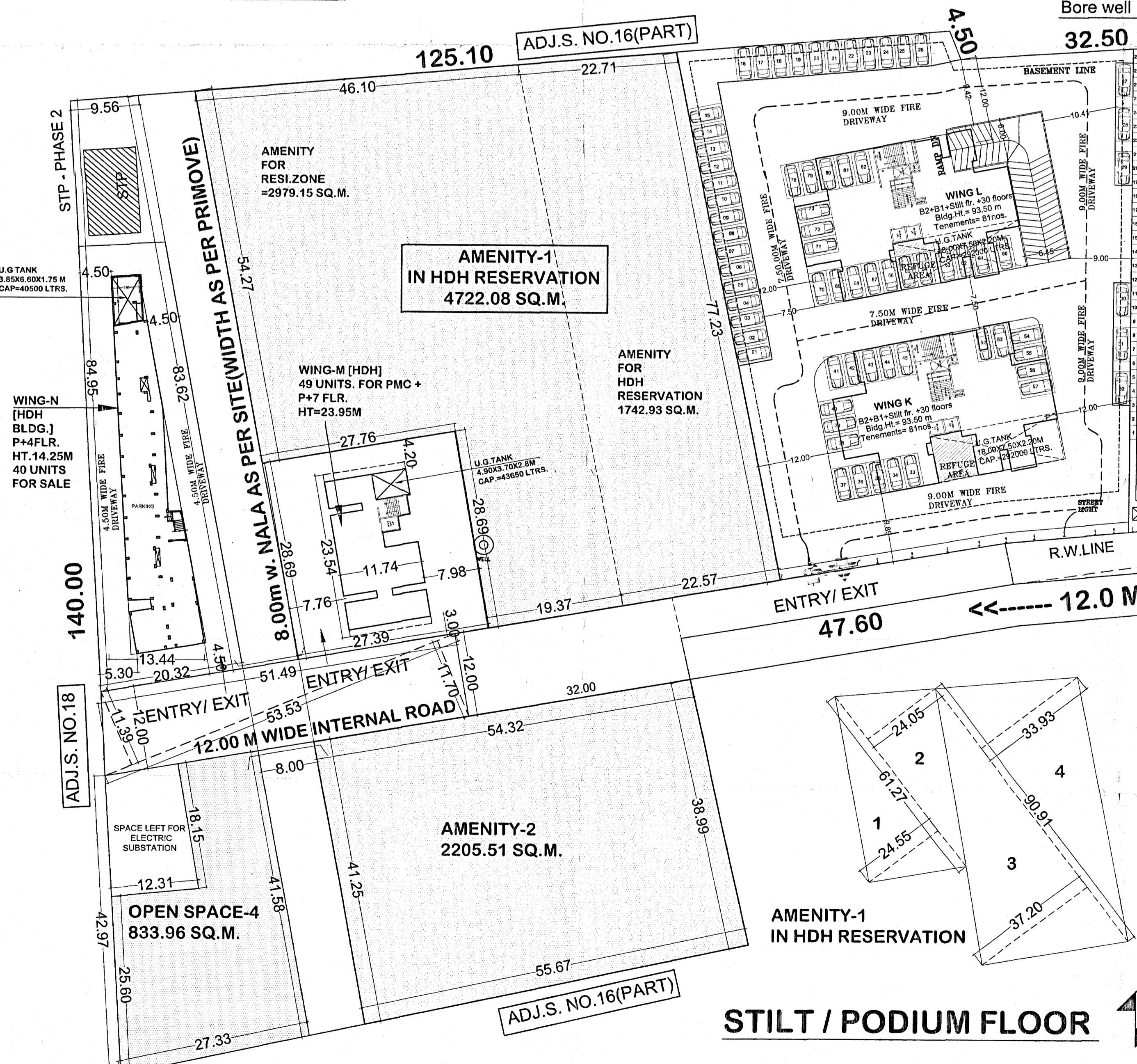
F.S.I. STATEMENT														
SR. NO.	TYPE	NET F.S.I.	PERMISSIBLE BALCONY	PROPOSED BALCONY	NET LOBBY	NET STAIRCASE	NET FIRE STAIRCASE	COVERAGE	LIFT DEDUCTION	LIFT M/C AREA	TERRACE	NET TOWER	NET A.H.U.	TOTAL TENEMENT
1	A-HT.38.05M	4392.00		731.32	597.06	160.68	NILL	505.96	6.84	13.42	678.80	NILL	NILL	48
2	B-HT.38.05M	4892.32		819.84	681.12	207.88	NILL	621.22	6.84	26.80	1103.64	NILL	NILL	36
3	C-HT.38.05M	3010.64		530.01	189.24	175.81	NILL	429.28	6.84	17.89	937.84	NILL	NILL	12
4	D-HT.38.05M	5299.89		831.12	538.80	184.28	NILL	581.13	6.84	14.74	905.87	NILL	NILL	36
5	E-HT.38.05M	5137.47		886.98	937.32	192.93	NILL	561.84	6.84	18.00	904.03	NILL	NILL	36
6	F-HT.38.05M	3011.24		530.01	189.24	175.81	NILL	408.87	6.84	17.89	952.08	NILL	NILL	12
7	G-HT.38.05M	3576.71		143.28	170.88	180.61	NILL	452.08	6.84	18.56	678.36	NILL	NILL	12
8	H-HT.38.05M	3576.71	89665.19 X 0.15 = 13299.78SQM	143.28	170.88	180.61	NILL	452.08	6.84	18.56	678.36	NILL	NILL	12
10	J-HT.78.50M	7856.45		1420.76	654.28	298.54	459.05	8.59	21.00	1479.48	NILL	NILL	50	
11	K-HT.93.50M	22366.12		NILL	NILL	NILL	NILL	300.15	6.84	NILL	NILL	NILL	NILL	81
12	L-HT.93.50M	22366.12		NILL	NILL	NILL	NILL	300.15	6.84	NILL	NILL	NILL	NILL	81
13	M-HT.14.25M	1428.84		NILL	NILL	NILL	NILL	357.21	6.84	16.71	NILL	NILL	NILL	40
14	N-HT.23.95M	1695.68		NILL	NILL	NILL	NILL	242.24	4.32	NILL	NILL	NILL	NILL	49
15	CHANGING ROOM	55.00												
TOTAL		88665.19	13299.78	6036.56	4129.72	1757.15	298.54	5671.27	88.15	182.97	8218.48	NILL	NILL	505

FSI & NON FSI AREA	
TYPE	TOTAL
NET F.S.I.	88,665.19
NON FSI AREA	
PROPOSED BALCONY	6,036.56
NET LOBBY	4,129.72
NET STAIRCASE	1,757.15
NET FIRE STAIRCASE	298.54
LIFT DEDUCTION	88.15
LIFT M/C AREA	182.97
TERRACE	8,218.48
REFUGE AREA	469.50
BASEMENT 01	17,147.60
BASEMENT 02	3,093.43
PODIUM	17,149.60
CLUB HOUSE	565.90
STP	350.00
OWC	50.00
TRANSFORMER ROOM	100.00
TOTAL NON FSI AREA	59,637.58
TOTAL CONSTRUCTION AREA	1,48,302.77

CONNECTED TERRACE CALCULATIONS	
SR.NO.	TYPE
1	1.00 X 19.81 X 1 = 19.81 SQM.
2	1.00 X 28.33 X 1 = 28.33 SQM.
3	1.00 X 19.75 X 1 = 19.75 SQM.
4	1.00 X 19.75 X 1 = 19.75 SQM.
TOTAL AREA	= 96.20 SQM.

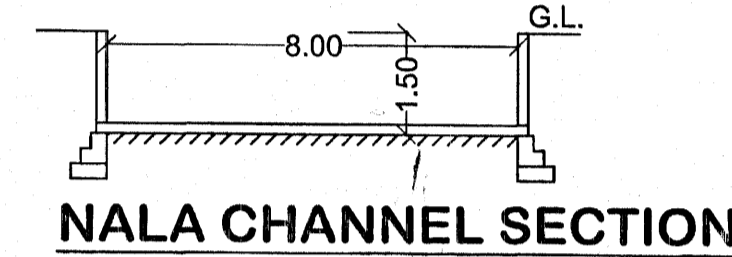
CONNECTED TERR. AREA = 96.20 SQM  
 COVERAGE = 5671.27 SQM  
 NET COVERAGE = 56810.47 SQM

U.G. WATER TANK STATEMENT				O.H. WATER TANK STATEMENT			
SR.NO.	TYPE	U.G. WATER TANK PROVIDED	BUILDING	SR.NO.	TYPE	O.H. WATER TANK PROVIDED	BUILDING
1	A	68600	RESI BLDG.	1	A	52400	RESI BLDG.
2	B	56450	RESI BLDG.	2	B	44300	RESI BLDG.
3	C	32150	RESI BLDG.	3	C	38100	RESI BLDG.
4	D	56450	RESI BLDG.	4	D	44300	RESI BLDG.
5	E	56450	RESI BLDG.	5	E	44300	RESI BLDG.
6	F	32150	RESI BLDG.	6	F	38100	RESI BLDG.
7	G	32150	RESI BLDG.	7	G	38100	RESI BLDG.
8	H	32150	RESI BLDG.	8	H	38100	RESI BLDG.
10	J	125000	H.D.H.S. ALE	10	J	50000	H.D.H.S. ALE
11	K	292000	H.D.H.S. ALE	11	K	90000	H.D.H.S. ALE
12	L	292000	H.D.H.S. ALE	12	L	90000	H.D.H.S. ALE
13	M	49813	H.D.H.S. ALE	13	M	33075	H.D.H.S. ALE
14	N	43650	H.D.H.S. ALE	14	N	29100	H.D.H.S. ALE
15	TOTAL	1168813		15	TOTAL	629875	

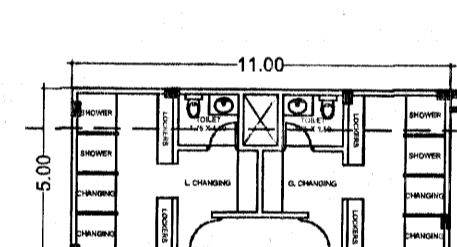
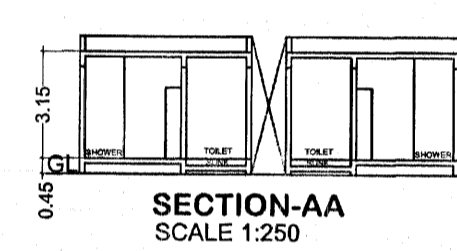
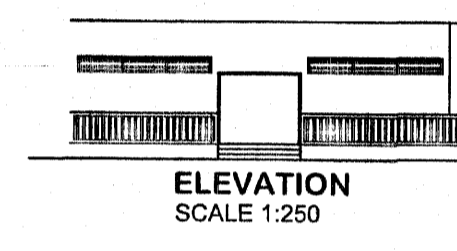


TREES STATEMENT	
TOTAL NET PLOT AREA	35240.08 SQM
REQUIRED TREES	1 TREE / 80 SQM
AS PER RULE	35240.08/80 SQM
440 NOS. OF TREES	
PROVIDED TREES	440 NOS.

**NALA CALCULATION**  
 1) AREA UNDER NALA AS ON SITE 53.73 X 8.00 = 429.84



**PARKING STATEMENT**  
 PARKING REQD. BY RULE = cars-1, scooters-4, cycles-4 (FOR H.D.H.)  
 PARKING REQD. BY RULE = cars-3, scooters-4, cycles-2 (RESIDENTIAL ZONE)



CHANGING ROOM KEY PLAN	
REFUGE AREA CALCULATIONS	BLOCK 'A'
11.00 X 5.00 = 55.00	
TOTAL DEDUCTIONS	55.00

OPEN SPACE-1 AREA CALCULATIONS	
1 30.53 X 11.06 X 0.50 = 167.99 sqm.	
2 52.34 X 16.84 X 0.50 = 439.47 sqm.	
TOTAL OPEN SPACE IN H.D.H.	972.55 sqm.

OPEN SPACE-2 AREA CALCULATIONS	
A 31.40 X 11.83 X 0.50 = 187.59 sqm.	
B 31.40 X 20.16 X 0.50 = 316.51 sqm.	
C 63.18 X 11.83 X 0.50 = 375.18 sqm.	
D 63.18 X 8.38 X 0.50 = 265.00 sqm.	
E 38.82 X 10.58 X 0.50 = 204.84 sqm.	
F 55.15 X 11.99 X 0.50 = 330.82 sqm.	
G 65.39 X 6.047 X 0.50 = 198.32 sqm.	
H 65.39 X 21.31 X 0.50 = 696.73 sqm.	
OPEN SPACE - 2	= 2483.55 sqm.

OPEN SPACE-3 AREA CALCULATIONS	
1 20.08 X 34.46 X 0.50 = 345.83 sqm.	
2 8.03 X 34.46 X 0.50 = 138.36 sqm.	
3 5.00 X 43.31 X 0.50 = 108.28 sqm.	
4 11.071 X 43.31 X 0.50 = 239.74 sqm.	
TOTAL OPEN SPACE IN H.D.H.	833.96 sqm.

AMENITY-1 SPACE AREA CALCULATIONS	
1 24.55 X 61.27 X 0.50 = 752.09 sqm.	
2 24.05 X 61.27 X 0.50 = 736.77 sqm.	
3 37.30 X 90.91 X 0.50 = 1690.83 sqm.	
4 33.95 X 90.91 X 0.50 = 1542.59 sqm.	
TOTAL AMENITY SPACE	4722.08 sqm.

AMENITY-2 SPACE AREA CALCULATIONS	
1 33.08 X 67.16 X 0.50 = 1109.02 sqm.	
2 32.08 X 67.16 X 0.50 = 1085.49 sqm.	
TOTAL AMENITY SPACE	2205.51 sqm.

AREA UNDER 12.00M WIDE D.P. ROAD	
1 32.00 X 12.00 X 1 = 384.00 SQM.	
2 47.40 X 6.00 X 1 = 284.40 SQM.	
3 112.50 X 6.00 X 0.50 = 337.50 SQM.	
4 112.50 X 6.97 X 0.50 = 390.81 SQM.	
5 4.21 X 9.56 X 10.80 X 0.50 = 1461.88 SQM.	
TOTAL AREA(A)	= 1461.88 SQM.

TOTAL AREA FOR ADDITION=(A+B)+C=3669.43+749.25=2920.18 SQM.

DEDUCTION-AREA UNDER NALA	
1 12.00 X 8.00 = 96.00 SQM.	
TOTAL AREA	= 96.00 SQM.

TOTAL = 12.00M W.ROAD+18.00M W.ROAD+12.00M W. INT.ROAD = 1451.22 + 2218.21 + 522.00 = 4191.43 SQM

**PROPOSED BUILDING LAYOUT AT S.NO. 16/21+ 16/2/2+ 16/2/3, MOHAMMADWADI, PUNE.**

**STAMP FOR APPROVAL**

1 2

APPROVED BY: [Signature]

DATE: [Date]

AREA STATEMENT		SQM.	
1 AREA OF PLOT (Minimum Area of a,b,c to be considered)		49850.00	
a) AS PER OWNERSHIP DOCUMENT (7/12.CTS Extract)		49850.00	
b) AS PER MEASUREMENT SHEET		49850.00	
c) AS PER SITE			
2 DEDUCTIONS FOR:			
a) PROPOSED 18.00 M X 12.00 M D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING		3669.43	
b) AREA UNDER HDH RESERVATION		11619.51	
c) ANY D.P. RESERVATION		0.00	
TOTAL (a + b + c)		15288.94	
3 BALANCE AREA OF PLOT (1 - 2)		34561.06	
4 AMENITY SPACE	RESIDENTIAL	HDH	TOTAL
a) AMENITY SPACE REQUIRED	5184.16	1742.93	6927.09
b) AMENITY SPACE PROPOSED	2205.51	4722.08	6927.59
5 NET PLOT AREA (3 - 4 (a))	32355.55	6897.43	39252.98
6 RECREATIONAL OPEN SPACE			
a) OPEN SPACE REQUIRED ((3 X 0.10))	3235.56	689.74	3925.30
b) OPEN SPACE PROVIDED	3456.11	1161.56	4617.67
7 INTERNAL ROAD AREA			
a) AMENITY SPACE REQUIRED			
b) AMENITY SPACE PROPOSED			
8 PLOTABLE AREA (IF APPLICABLE)			
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (ROAD WIDTH (SR.NO. SUB BASIC FSI 1.10))	35591.11	7587.17	43178.28
10 ADDITION OF FSI ON PAYMENT OF PREMIUM			
a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE (SR. NO. 2)	24925.00	0.00	24925.00
b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00	0.00	0.00
11 IN-SITU FSI / TDR LOADING			
a) IN-SITU AREA AGAINST 18.00M D.P. ROAD (2.0 X SR.NO.)	2920.18	0.00	2920.18
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 or 1.85 X SR.No. 4b) and/or (c))	2205.51	4722.08	6927.59
c) TDR AREA ((5 + 2a) X 0.90) 11a-11b-11c	39739.31	0.00	39739.31
d) TOTAL IN-SITU TDR LOADING PROPOSED (11a+11b+11c)	44865.00	0.00	44865.00
12 ADDITIONAL FSI AREA UNDER CHAPTER NO.7			
a) IN-SITU FSI / TDR LOADING			
b) IN-SITU AREA AGAINST 18.00M D.P. ROAD (2.0 X SR.NO.)	2920.18	0.00	2920.18
c) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 or 1.85 X SR.No. 4b) and/or (c))	2205.51	4722.08	6927.59
d) TDR AREA ((5 + 2a) X 0.90) 11a-11b-11c	39739.31	0.00	39739.31
e) TOTAL IN-SITU TDR LOADING PROPOSED (11a+11b+11c)	44865.00	0.00	44865.00
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL			
a) (9 + 10b+11d) FOR 12 WHICH EVER IS APPLICABLE	105381.11	12309.25	117690.36
b) ANGLICULAR AREA FSI UPTO 02% WITH PAYMENT OF CHARGES, (S.No. 12a - 32396.99) 0%	43490.48	0.00	43490.48
c) TOTAL ENTITLEMENT (a+b)	148871.58	12309.25	161180.84
14 MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) PERMISSIBLE AS PER ROAD WIDTH	148871.58	1695.68	1428.84
15 TOTAL BUILT UP AREA IN PROPOSAL (Including Area as per F.S.I.)			
a) EXISTING BUILT-UP AREA		1695.68	1428.84
b) PROPOSED BUILT-UP AREA		43167.72	42372.95
d) TOTAL (a+b+c)			88665.19
16 F.S.I. CONSUMED (15/3) (Should not be more than serial No. 14 above.)			

**LEGEND**

1. H.NO.14 SHOWN IN MAGENTA

2. H.NO.15 SHOWN IN RED

3. H.NO.16 SHOWN IN BLUE

**CERTIFICATE OF AREA**

OWNER'S DECLARATION

ARCHITECTS : AR. SUMIT VERMA

CATALYSER DESIGN

D-20 CHOICE ARCADE,

DHOLE - PATIL ROAD, PUNE -411001

www.catalyserdesign.com

DATE: 09-12-2024 SCALE: 1:500 DRAWN BY: SUMIT CHECKED BY: REG. NO. CA/2011/53653

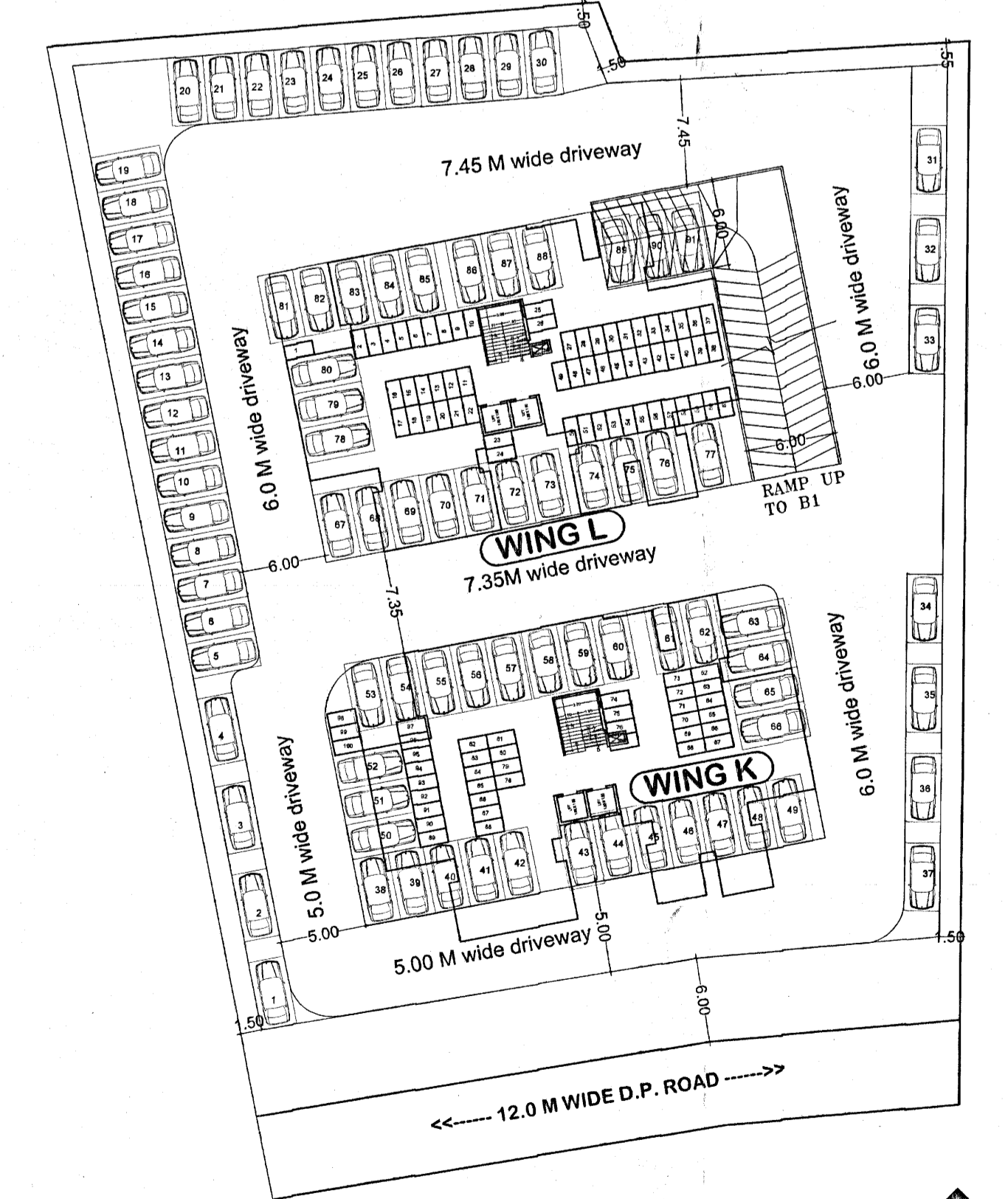
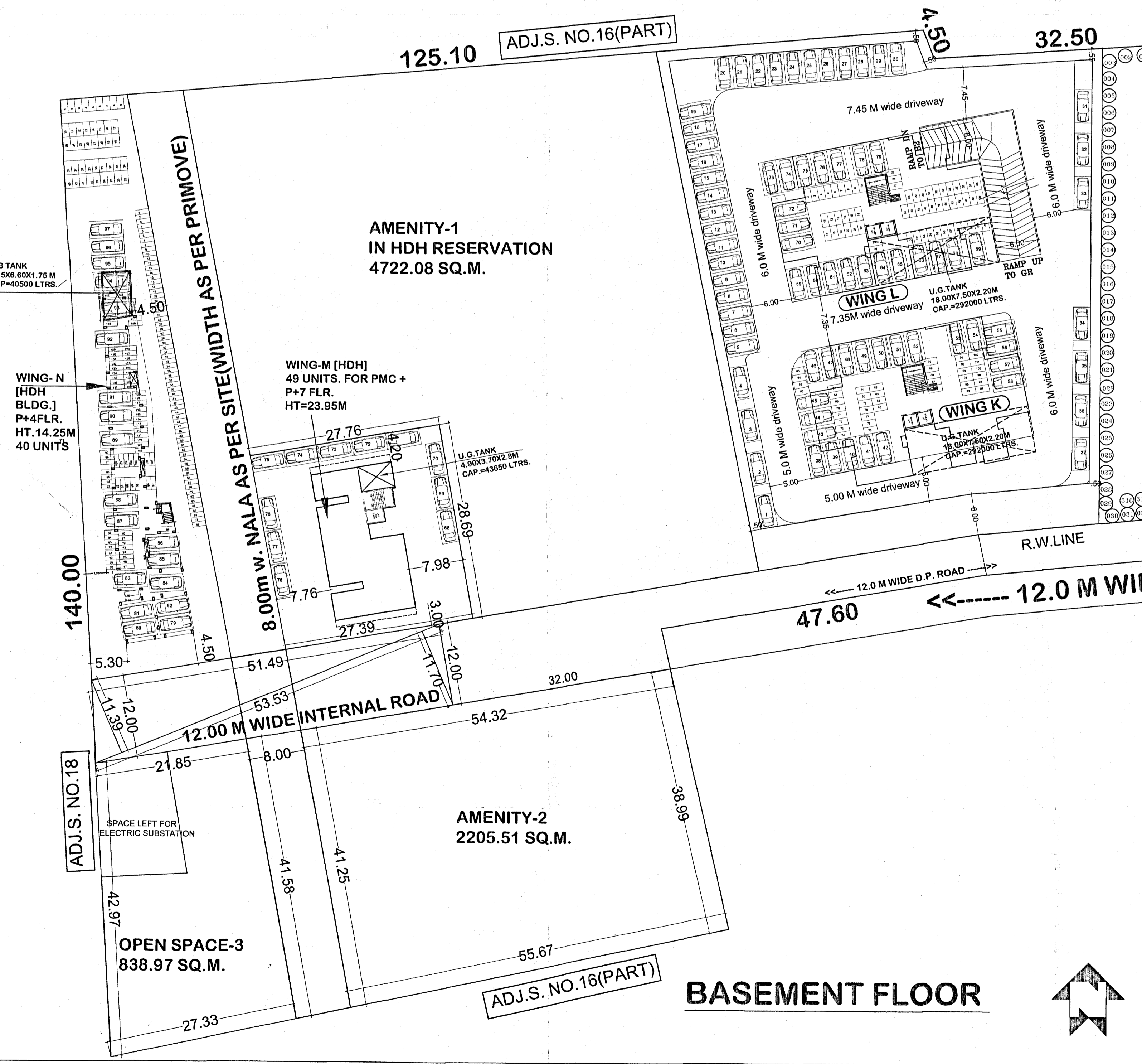
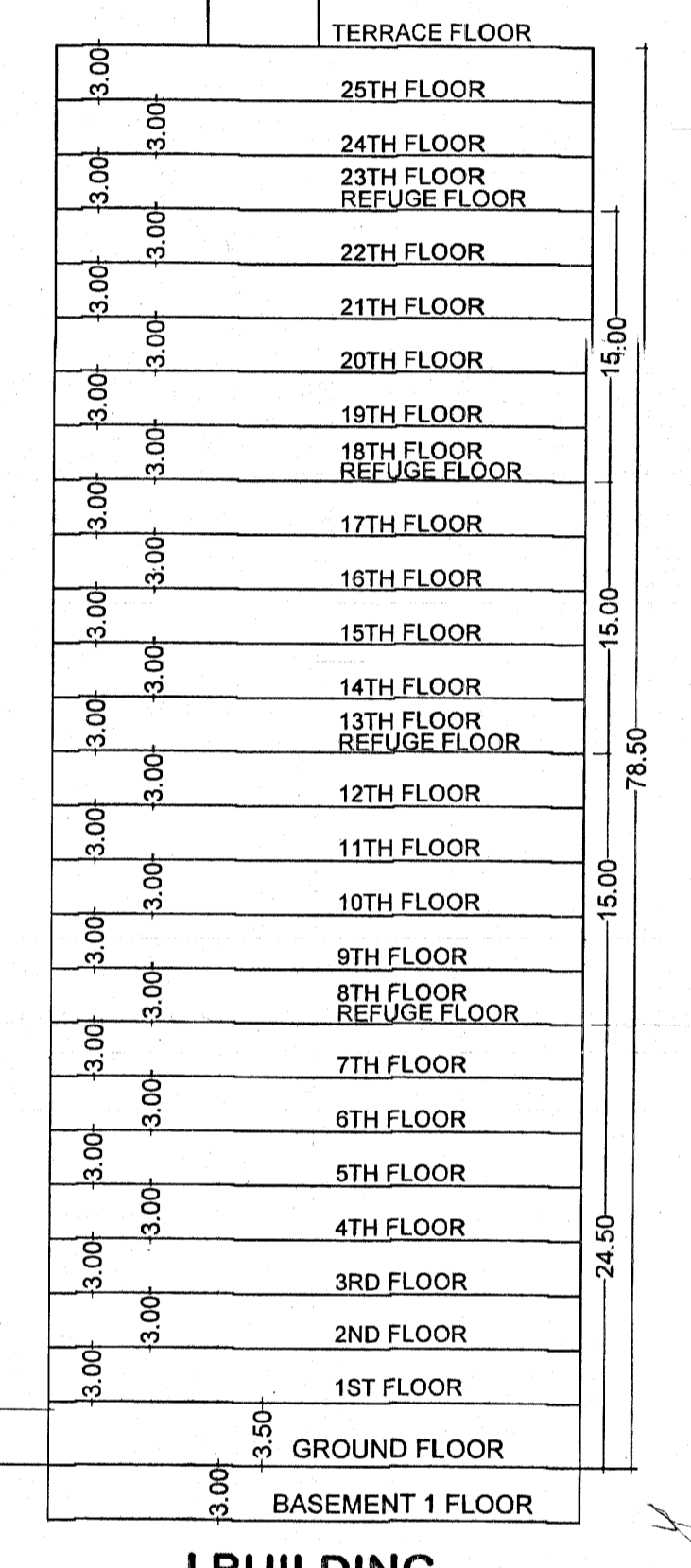
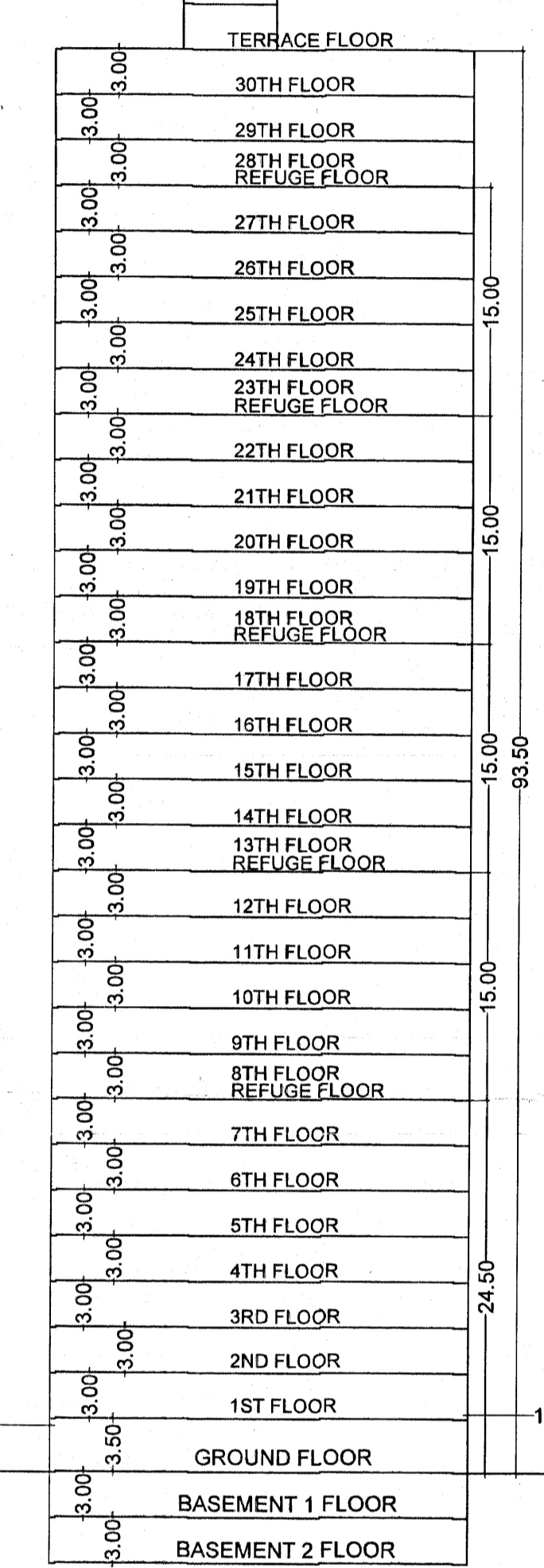
PARKING STATEMENT						
SR.NO.	TYPE	TOTAL T/S	CAR	SCOOTER	CYCLE	BLDG.
1	A	48	96	96	96	
2	B	36	72	144	72	
3	C	12	36	48	24	
4	D	36	72	144	72	
5	E	36	72	144	72	RESI.
6	F	12	36	48	24	
7	G	12	36	48	24	
8	H	12	36	48	24	
10	J	50	132	176	88	
11	K	81	120	83	0	
12	L	81	120	83	0	
13	N(1:2:2)	40	20	80	80	HDH+S
14	M(1:2:2)	49	22	86	86	ALE
REQUIRED PARKING(3:4:2)		505	870	1228	662	
PROVIDED PARKING			870	1229	755	

PROPOSED BUILDING LAYOUT AT S.NO. 16/2/1+ 16/2/2+ 16/2/3, MOHAMMADWADI, PUNE.

STAMP FOR APPROVAL 2/2

PARKING LAYOUT

*(Signatures)*  
 ॐ महाराष्ट्र शासन  
 महाराष्ट्र शासन  
 महाराष्ट्र शासन  
 महाराष्ट्र शासन



**LEGEND**  
 PLOT BOUNDARY — BLACK  
 PROPOSED WORK — RED  
 DRAINAGE LINE — RED DOTTED  
 WATER LINE — BLACK DOTTED  
 ROAD WIDENING LINE — GREEN DOTTED

**CERTIFICATE OF AREA**  
 Certified that the plot under reference was surveyed by me on \_\_\_\_\_ and the dimension of sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme records / Land Record Department / City Survey Records.

**OWNER'S DECLARATION**  
 I/We Undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

**ARCHITECTS : AR. SUMIT VERMA**  
**CATALYSER DESIGN**  
 D-20 CHOICE ARCADE,  
 DHOLE - PATIL ROAD, PUNE -411001  
 www.catalyserdesign.com

DATE	SCALE	DRAWN BY	CHECKED BY	REG. NO.
09-12-2024	1:100	SUMIT	SUMIT	CA/2011/53653