

**REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER
DATED 09.06.2021 and 17.11.2021 OF THE HON'BLE NATIONAL GREEN
TRIBUNAL (NGT) IN THE MATTER OF ORIGINAL APPLICATION NO.
17 of 2021 (TANAJI BALASAHEB GAMBHIRE VS UNION OF INDIA &
ORS)**

1. BACKGROUND

Applicant Tanaji Balasaheb Gambhire filed an application against location of a building project developed by Respondent No. 12 i.e M/s Xrbia North Hinjewadi Developers Private Limited. The Said application has been filed vide Original Application No. 17/2021(WZ), titled Tanaji Balasaheb Gambhire Vs Union of India & Ors.

The Applicant has filed an Application before the Hon'ble National Green Tribunal, Western Zone Bench, Pune vide Original Application No. 17/2021, titled Tanaji Balasaheb Gambhire Vs Union of India & Ors. The Hon'ble Tribunal has issued an Order, dated 09.06.2021, and directed vide para 3 of the Order that "Since averments give rise to a substantial question of environment, we consider it appropriate to require a joint committee of (i) Central Pollution Control Board (CPCB),(ii) State Environment Impact Assessment Authority (SEIAA), (iii) Maharashtra Pollution Control Board (MPCB), (iv) District Magistrate, Pune to look in the matter and give its report about the status of compliance on above aspects within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR support PDF and not in the form of image PDF.If the report is adverse to the project proponent, copy of the report be furnished to it for compliance or if there are objections, the same be filed before next date before this tribunal. Copies of the Hon'ble NGT Orders, dated 09.06.2021 and 17.11.2021, in the matter under reference i.e. Original Application No. 17 of 2021 is given at **Annexure-I & Annexure – II respectively.**

In compliance with aforesaid Order, dated 09.06.2021, of the Hon'ble NGT, the Committee was constituted, comprising the following members:

- 1) Pankaj Joshi, Member – SEIAA

- 2) Nitin Shinde, Regional Officer, MPCB Pune
- 3) Pratik Bharne, Additional Director, CPCB (scientist-E)
- 4) Sandesh Shirke, S.D.O. Maval-Mulshi - representing the District Magistrate, Pune

The above mentioned Committee has carried out a site visit of the project namely M/s Xrbia North Hinjewadi Developers Pvt. Ltd., S.No.01, Bebadohal, Tal. Maval, Dist. Pune, on 22/12/2021. Shri. Veer Kouls, (VP-Corporate Services), representative from M/s Xrbia North Hinjewadi Developers Pvt. Ltd. was present during the Joint Committee's visit, however looking at the non-compliance and confirmation of the same the committee has called officials of Pune Metropolitan Regional Development Authority (PMRDA) and Executive Engineer, Irrigation Department vide letter dated 20/12/2021 attached and annexed as **Annexure-III**.

Competent authority SEIAA has granted Environmental Clearance (EC) to the project on 31/03/2015 vide No. SEAC-III-2013/CR-244/TC-3 for residential development project at Gat No.01, Vill. Bebadohal, Tal. Maval, Dist. Pune, State-Maharashtra, for Total Plot Area 26,100.00 m² and Proposed Total Built-up Area-42,670.82 m² (FSI-31,059.00 m² and Non FSI-11,611.82 m²) given at **Annexure-IV**.

M.P.C. Board has granted Consent to Establish to the project on 14/06/2014 for development of new residential project on Total Plot Area-26,100.00 m² & Total Construction Built-up Area of -29290.31 m² given at **Annexure-V**.

Further to this Project Proponent (PP) has carried out expansion of the project i.e. by additional construction of Total Construction Built-up Area-13,380.51 m², for which they have not obtained Consent to Establish from the M. P . C. Board.

Further to this Project Proponent had applied directly for Consent to Operate for Total Construction BUA-42,670.82 m².

Competent authority of M.P.C. Board has granted Consent to Operate to the project on 04/02/2020 for Total Plot Area-26,100.00 m² & completed construction BUA-42,670.82 m² which was valid up to 31/11/2020 given at **Annexure-VI**.

The validity of Consent to Operate granted by the M.P.C. Board to the said project is expired on 31/11/2020. Project proponent has not applied for renewal of consent.

Present Status:- During visit the committee observed that,

- 1) PP has completed construction of Total Construction BUA-42670.42 m² as per architect certificate dated 03/12/2019 given at **Annexure-VII**. No new construction observed on site.
- 2) PP has provided Sewage Treatment Plant (STP) of capacity 380 CMD capacity with Primary, Secondary & Tertiary treatment system.
- 3) Project proponent has provided OWC of capacity 1000.0 Kg/Day for the treatment of Bio-degradable waste.
- 4) Project proponent has installed Solar Water Heating systems on building roof tops.
- 5) Project proponent has provided Rain Water Harvesting arrangement.

The Joint Committee during its visit on 22/12/2021 has instructed to various authorities such as PMRDA, Irrigation Department, CPCB, Representative of District Magistrate, Pune to submit the requisite information relevant to respective department. Project Proponent was also directed to submit clarifications on the grievances raised by the applicant vide para-8 of the application. The details about grievances raised by applicant and the responsible authority were also shared vide email dated 22/12/2021 and reminder email on 28/12/2021.

SUMMARY / CONCLUSION

Sr. No.	Point examined	Summary/Conclusion
a.	BECAUSE , the Entire project is constructed in prohibited area of blue flood line of Pawana River and therefore the construction of the project is illegal need to be demolished for restitution and restoration of the area.	Prima facie the Joint Committee has observed that the Respondent PP has carried out illegal construction in the blue line of the river Pavana. The Joint Committee has asked PMRDA & Irrigation Department to submit their

		remarks regarding the said issue.
b.	BECAUSE , the PP has dumped the construction waste in the blue flood line of Pawana River intentionally for reclamation and carried out illegal construction in blue flood line and in river bed.	Prima facie dumping of material for levelling of land was observed in the blue line area. The Joint Committee has asked the Irrigation Department to submit their remarks regarding the said issue.
c.	BECAUSE , the PP has diverted the natural water flow and created obstacle to the major water stream of the Pawana River.	The Joint Committee has asked the Irrigation Department to submit their remarks regarding the said issue.
d.	BECAUSE , the EC Application is only for Gut No. 1 (P) but project construction carried out on Gut No. 1(P) & 3 (P) also.	The Joint Committee prima facie observed that the entrance part of the project is constructed on Gut no. 03 ; for confirmation the Joint Committee has asked PMRDA & District Collector Office to provide information.
e.	BECAUSE , the EC dated 31.03.2015 is granted to only 26100 Sq. Mtrs. But Project is executed on 26415 Sq. Mtrs.	The Joint Committee has asked the PMRDA to submit their remarks regarding the said issue.
f.	BECAUSE , the PP has carried out illegal excess construction of 3901.18 M ² (46572-42670.82) in violation of EC dated 31.03.2015	The Joint Committee has asked the PMRDA to give information regarding the said issue and the Respondent PP shall submit the Architect Certificate and

		the Building Completion certificate.
g.	BECAUSE , the PP has carried out illegal excess construction of 17281.69 M ² (46572-29290.31) in violation of Consent to Establish dated 14.06.2014.	M.P.C. Board has granted Consent to Establish to the project on 14/06/2014 for development of new residential project on Total Plot Area-26,100.00 m ² & Total Construction Built-up Area of -29290.31 m ² given at Annexure-V . Further to this Project Proponent (PP) has carried out expansion of the project i.e by additional construction of Total Construction Built-up Area-13,380.51 m ² , for which they have not obtained Consent to Establish from the M.P.C. Board. After completion of necessary enquiry the MPCB will initiate appropriate penalty / legal action.
h.	BECAUSE , the PP has constructed 733 flats in excess by 34 flats against EC permission for 699 flats.	The Joint Committee has asked the PMRDA and the Respondent PP to give information regarding the said issue.
i.	BECAUSE , the PP has procured Consent to Operate dated 04.02.2020 after starting operation of project in ex-post facto manner to regularise the project construction.	M.P.C. Board has granted Consent to Operate to the project on 04/02/2020 for Total Plot Area-26,100.00 m ² & completed construction BUA-42,670.82 m ² which was valid up to 31/11/2020 given at Annexure-VI . The validity of Consent to Operate granted by the M.P.C.Board to the said

		project is expired on 31/11/2020. Project proponent / society (if handed over to society) has not applied for renewal of consent.
j.	BECAUSE , the PP is discharging waste water in Pawana River and causing water pollution.	The Joint Committee has observed that the treated sewage is given by Respondent PP to nearby plant nurseries for utilisation. This utilised water may percolate and meet to river hence, the Joint Committee has asked the Irrigation Department & PP to submit information regarding usage of water and reuse of water.
k.	BECAUSE , the PP has not preserved top soil and committed violation of the EC condition.	The Joint Committee has asked the PP to submit compliance report on this aspect during construction phase.
l.	BECAUSE , the PP has not carried out testing of top soil and ground water quality for contamination.	The Joint Committee has asked the Respondent PP to submit the testing reports. MPCB has also collected samples and submitted for analysis , the analysis results are awaited.
m.	BECAUSE , the PP is not operating STP in scientific manner and sewage water is discharged into Pawana River.	PP has provided Sewage Treatment Plant (STP) of capacity 380 CMD capacity with Primary, Secondary &

		Tertiary treatment system. Samples of the same are collected by MPC Board Official and sent for analysis. The analysis results are awaited.
n.	BECAUSE , the PP has not installed solar energy system & Solar water heater for energy saving.	Solar Water heating system has been installed on roof top of the building.
o.	BECAUSE , there is no fire station within 15 Km from project site, in case of fire it will create danger to the human life.	Collector Office & PMRDA to give the information.
p.	BECAUSE , the PP has not made tree plantation as per the EC conditions.	Tree plantation was observed but the Joint Committee has asked PMRDA to give information as PMRDA is the authority to issue Garden NOC.
q.	BECAUSE , the PP has not submitted six monthly compliance report and monitoring report.	Joint Committee has asked the PP to submit the report.
r.	BECAUSE , the PP is extracting ground water in illegal manner from three bore wells without CGWA permission.	The Joint Committee observed that Respondent PP is using well water. The Committee has requested Irrigation Department to give information.
s.	BECAUSE , the PP has not developed Landscape area as per CPCB norms.	CPCB & PMRDA to give the information as per norms.
t.	BECAUSE , the PP has not obtained prior sanction for change in scope of the project on account of increase in total BUA and	PMRDA to provide the information.

	tenements, ground coverage, total plot area etc.	
u.	BECAUSE , the PP has not obtained revised / amended Environment Clearance.	PP has not applied and further verification will be done after receipt of architect certificate.
v.	BECAUSE , the PP has not obtained revised / amended Consent to Establish.	PP has not applied and further verification will be done after receipt of architect certificate
w.	BECAUSE , the PP has not obtained revised / amended Consent to Operate	PP has not applied and further verification will be done after receipt of architect certificate
bb.	BECAUSE , the conduct of PP has prepared false and misleading area statement in sanction plan by suppressing non-development area of 1400 Sq. Mtrs. as Pot Kharaba and this area is part of Pawana River, which cannot be claimed for FSI and it is clear cut forgery amounting to cheating public at large with help of bureaucrats.	Collector Office & PMRDA to give the information.

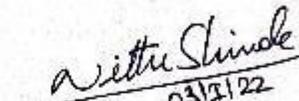
The grievances noted above have been called for explanation from Irrigation & PMRDA authority, however these departments need time for submission as time is needed to carry out detail study and there by non-compliances. Hence the observations of the Joint Committee have been commuted in respective para.

The Joint Committee humbly submits that for detailed report as per grievances mentioned in the Application more time is required. In view of this, it is humbly submitted by the Joint Committee before Hon'ble NGT (WZ) to take this report on record and grant permission to file additional detailed report.

Submitted.



(Pankaj Joshi)
Member, SEIAA


03/01/22
(Nitin Shinde)
I/c Regional Officer,
MPCB Pune

(Shri Sandesh Shirke)
Representative, Collector, Pune



(Shri Pratik Bharne)
Scientist-E, CPCB RD, Pune

Dated: 03/01/2022

Item No. 02

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

(By Video Conferencing)

Original Application No. 17/2021 (WZ)

Tanaji Balasaheb Gambhire

Applicant

Versus

Union of India & Ors.

Respondent(s)

Date of hearing: 09.06.2021

**CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON
HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER
HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER
HON'BLE MR. JUSTICE BRIJESH SETHI, JUDICIAL MEMBER
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER**

Applicant: Mr. Nitin Lonkar, Advocate

ORDER

1. Grievance in this application is against location of a building project developed by M/s XRBIA North Hinjewadi Developers Private Limited, Pune, Respondent No. 12 in prohibited area of blue flood line of 'Pawana River' and also in violation of conditions of Environmental Clearance (EC) dated 31.03.2015 and conditions of Consent to Operate dated 04.02.2020 under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981. There is also allegation of violations of Solid Waste Management Rules, 2016. The applicant has filed the blue flood line map of the river apart from order of EC and Consent to Operate in support of the above averments.
2. We have heard learned Counsel for the applicant and perused the record to which our attention has been drawn.

3. Since averments give rise to a substantial question of environment, we consider it appropriate to require a joint Committee of CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to look into the matter and give its report about the status of compliance on above aspects within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. If the report is adverse to the project proponent, copy of the report be furnished to it for compliance or if there are objections, the same be filed before the next date before this Tribunal.

The applicant is at liberty to furnish a set of papers to the CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to facilitate compliance of the above order.

List for further consideration on 21.09.2021.

A copy of this order be forwarded to the CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune by e-mail for compliance.

Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

M. Sathyanarayanan, JM

Brijesh Sethi, JM

Dr. Nagin Nanda, EM

June 09, 2021
Original Application No. 17/2021 (WZ)
A

Annexure-II

Item No. 07

(Pune Bench)

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

(By Video Conferencing)

Original Application. No.17/2021 (WZ)

Tanaji Balasaheb Gambhire

Applicant(s)

Versus

Union of India & Ors.

Respondent(s)

Date of hearing: 17.11.2021

**CORAM: HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER
HON'BLE DR. ARUN KUMAR VERMA, EXPERT MEMBER**

Applicant: Mr. Nitin Lonkar, Advocate

Respondent: Mr. Vilas A. Jadhav, Advocate for R-6 & 7

ORDER

1. The Tribunal in continuation of the earlier orders more particularly the order dated 09.06.2021, is passing the following order:-

- (i) Mr. Nitin Lonkar, Learned Counsel appearing for the Applicant would submit that despite a lapse of five months, the report is yet to be placed on record and prays for appropriate directions, to file the said report, at the earliest.
- (ii) Mr. Vilas Jadhav Learned standing Counsel appearing for the Respondent Nos. 6 and 7 would submit that steps are already underway to finalize the report and it will be filed on the next date of hearing.
- (iii) The Tribunal has considered the rival submissions and also perused the materials placed before it.

**TRUE COPY**

- (iv) A perusal of the order dated 09.06.2021 would disclose that no nodal agency has been appointed and in the light of the said fact, the Tribunal appoints Respondent No.7 as the nodal agency to coordinate the efforts with other committee members.
- (v) In the light of the time sought for by the Learned Standing Counsel appearing for the Respondent Nos. 6 and 7, the Tribunal is inclined to grant time as a final chance to file the report, failing which, the Respondent No.7 shall appear through video conferencing for rendering necessary assistance to this Tribunal.
- (vi) Call on 04.01.2022, as a last chance for filing the joint committee report, failing which, the Respondent No.7 shall appear through video conference for rendering necessary and effective assistance to this Tribunal.
- (vii) A copy of this order be communicated to Respondent Nos. 4, 5, 6, 7 and 9.



TRUE COPY

M. Sathyanarayanan, JM

Dr. Arun Kumar Verma, EM

November 17, 2021
Original Application. No.17/2021 (WZ)
JG

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

Phone No. (020) 2581 1694
(020) 2581 1627
Fax No. (020) 2581 1029



Jog Center, 2nd Floor,
Wakdewadi,
Old Pune-Mumbai Road,
Pune -411 003

Visit us at <http://mpcb.mah.nic.in>
Email-sropune2@mpcb.gov.in

Ref. No. SROP-II/

21/220-ATS-0103

Date:- 20/12/2021

To,

- 1) Assistant Town Planner,
PMRDA, 4th Floor, PCNTDA Building,
New Administration Building,
Near Aakurdi Railway Station,
Aakurdi, Pune-411044
- 2) Executive Engineer,
Khadakwasla Irrigation Division,
3rd Floor, Sinchan Bhavan,
Mangalwar Peth, Pune-11

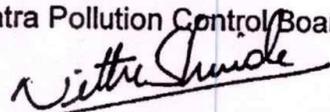
Sub : Visit of Joint Committee constituted by Hon'ble NGT (WZ)

Ref : 1. Orders issued by Hon'ble NGT (WZ) in the matter Original Application No.17/2021 (WZ) titled as Tanaji Balasaheb Gambhire Vs Union of India & Ors, dated 09/06/2021 and 17/11/2021

Sir/Madam,

With reference to above subject matter this is to inform you that the grievances raised by applicant in the matter Original Application No.17/2021 (WZ) before Hon'ble NGT (WZ) are related to your office, hence you are requested to remain present at the time of joint committee visit scheduled on 22/12/2021 at 10.00 am to project namely M/s Xrbia North Hinjewadi Developers Pvt.Ltd., S.No.01, Vill.Bebadohal, Tal.Maval, Dist.Pune. To co-ordinate about above said visit, you may contact to Shri.Sandeep M. Motegaonkar, Field Officer, Sub Regional Office, MPCB, Pune-II (Mob-9769800987).

For and on behalf of
Maharashtra Pollution Control Board


(Nitin Shinde)
Sub Regional Officer, Pune-II

Encl:-Hon'ble NGT's (WZ) orders

Copy to:
Regional Officer, Pune : For information please.

Government of Maharashtra

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

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

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

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 8th & 11th meetings and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 79th & 82nd meetings.

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

Brief Information of the project submitted by you is as-

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

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

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

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

- Quantity of the debris :- 10528 m³

Disposal of the construction way debris: - This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites.

Waste generation in the operation Phase:

- Residential : Biodegradable : 943 Kg/ day
Non-Biodegradable : 629 Kg/ day
- Commercial : Biodegradable : Not Applicable
Non-Biodegradable: Not Applicable
- Total Biodegradable : 943 Kg/ day
- E - waste (Kg/month) :- Negligible
- STP Sludge (Dry sludge) (Kg/day):- 16 approx.

Mode of Disposal of waste:

- Dry waste:- handed over to authorized agency for disposal
- Wet waste:-Vessel composting
- E - waste:- handed over to authorized recyclers Hazardous waste:- authorized hazardous waste management agencies
- STP Sludge (Dry sludge):- used as manure

Area requirement:

- Location of OWC: - SW side of the project site
- Area for the storage and treatment of the solid waste:- 74 Sq.mt.

Budgetary allocation (Capital cost and O&M cost)
Capital Cost : Rs. 15 Lacs
O & M Cost : Rs. 5Lacs /annum

Total RG area: 6000 Sq.mt

- RG area other than green belt (Please specify for Playground, etc.)
Landscape area:- 500 Sq.mt.
- RG area under green belt:
Green covers Area: 5,500 Sq.mt.
- Plantation:
Number and list of trees species to be planted in the ground RG:-
357 Nos. trees to be planted
List of Trees :-

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

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

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

Capital Cost: -Rs. 23 Lacs &

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

Energy	<p>Power Supply:</p> <ul style="list-style-type: none"> • Residential Connected Load: 2104 KW • Commercial : Connected Load : Not Applicable • Source - MSEDCL <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> • LED fittings are used for Parking, landscape & Solar street lighting (20%) instead of conventional light fittings. • Exterior lighting to be controlled by time switch. • Energy efficient motors. • Maximum allowable power loss from transformer to be within specified limits Details • Calculation & % of saving -27.42 % • Compliance of the ECBC guideline(YES/NO)- Yes
--------	--

	Clause No. 7.2	Mandatory requirements for lighting	Lighting controls, Exit signs, lighting for exterior building grounds shall be provided as specified in ECBC, as applicable.
	Clause No. 7.2.1.4	Exterior lighting control	Exterior lighting is controlled by time switch (Timer with contactor) as applicable.
	Clause No. 7.3	Interior lighting power	Interior lighting power (LPD) is within the limits as per above mentioned clause in ECBC.
	Clause No. 7.4	Exterior lighting power	Exterior lighting power (LPD) is within the limits as per above mentioned clause in ECBC norms.
	Clause No. 8.2	Mandatory requirements for electrical power	Transformers, Energy efficient Motors, power factor correction, check metering and monitoring, power distribution systems shall be as specified in ECBC.
	Clause No. 8.2.1	Maximum allowable transformer losses	Maximum allowable transformer losses are to be within specified limits as per above clause in ECBC.
	Clause No. 8.2.3	Power factor correction	Power factor correction as applicable to above mentioned clause for commercial building only.
	Clause No. 8.2.5.1	Distribution losses	Distribution losses are maintained in such a way that not exceeding 1% of total power usage.
	<ul style="list-style-type: none"> • Budgetary allocation(capital Cost & O& M Cost) Capital Cost – Rs. 20 lacks O & M Cost – Rs. 0.50 Lacks. Per Annum. DG Set: DG Set – 570 kVA (250+320 kVA) 		
Environmental Management plan Budgetary Allocation: During Construction Phase:	Construction phase (with Break-up):		
	Parameter		Cost (Rs. In lacs)

During Operation phase:

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

Operation Phase (with Break-up)-

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

a. Quantum and generation of Corpus fund and commitment :

Project proponent shall operate and maintain EMF for 3

	years after giving possession and shall also generate corpus fund during 3 years for O & M of Rs 121.23 lacs (i.e. 40.41 lacs x 3 years). b. Responsibility for further O & M : Corpus fund shall be handed over to the society. Environmental Management Facilities will be handed over with M.O.U. along with society.																																																																			
Traffic Management Parking Statement Residential: Commercial:	<p>Traffic generated from this project will confluent on proposed 30 m wide road. Parking details:</p> <table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Type of Building</th> <th rowspan="2">Floors</th> <th colspan="2">Parking Provided</th> </tr> <tr> <th>CARS</th> <th>SCOOTERS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>A2</td> <td>G+9</td> <td>5</td> <td>24</td> </tr> <tr> <td>2</td> <td>B1</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>3</td> <td>B2</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>4</td> <td>B3</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>5</td> <td>B4</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>6</td> <td>B5</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>7</td> <td>B6</td> <td>P+8</td> <td>13</td> <td>50</td> </tr> <tr> <td>8</td> <td>B7</td> <td>P+12</td> <td>13</td> <td>50</td> </tr> <tr> <td>9</td> <td>C1</td> <td>P+9</td> <td>15</td> <td>50</td> </tr> <tr> <td>10</td> <td>C2</td> <td>P+9</td> <td>15</td> <td>50 0</td> </tr> <tr> <td>11</td> <td>In Layout</td> <td></td> <td>126</td> <td>449</td> </tr> <tr> <td>12</td> <td>Cycles</td> <td></td> <td></td> <td>923</td> </tr> </tbody> </table> <p>Width of all Internal roads (m): Width of driveways is 12 m wide.</p>	Sr. No.	Type of Building	Floors	Parking Provided		CARS	SCOOTERS	1	A2	G+9	5	24	2	B1	P+7	13	50	3	B2	P+7	13	50	4	B3	P+7	13	50	5	B4	P+7	13	50	6	B5	P+7	13	50	7	B6	P+8	13	50	8	B7	P+12	13	50	9	C1	P+9	15	50	10	C2	P+9	15	50 0	11	In Layout		126	449	12	Cycles			923
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3. The proposal has been considered by SEIAA in its 79th & 82nd meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

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

- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) STP capacity shall be increased appropriately considering waste water generation.
- (v) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (viii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

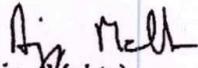
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as

amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


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

Copy to:

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

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 31/03/2015)

MAHARASHTRA POLLUTION CONTROL BOARD

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

Visit At:- http://mpcb.gov.in



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

Infrastructure/Orange/L.S.I**Consent order No: Format 1.0/BO/ROHQ/CE/PN-20203-13/CC-5709****Date: 14/06/2014**

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

Sub : Consent to Establish in Orange category for Building / construction project.**Ref : Minutes of Consent Committee meeting held on 10/06/2014****Your application:- CE1401000317****Date: 16/12/2013****For: Consent to Establish for Construction of Residential project.**

Under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

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

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

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

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

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

Page 1 of 6

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

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

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

For and on behalf of the
Maharashtra Pollution Control Board

(Rajeev Kumar Mital) IAS
Member Secretary

Received Consent fee of -

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

Copy to:

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

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

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

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

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Detergent	Not to exceed	01 mg/l.

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

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

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

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

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

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

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

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

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

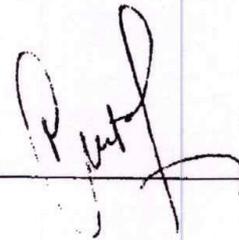
Particulate matter	Not to exceed	150.00 mg/Nm ³ .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary)
5. Conditions during construction phase:-

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

**Schedule-III
Details of Bank Guarantees**

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



Schedule-IVGeneral Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

Annexure - VI

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Consent order No: Format 1.0/BO/JD (WPC)/UAN-080320/CO/CC-200200025

Date 04/02/2020

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

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

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

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

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

The Consent to Operate is valid for Construction of Residential Development Projects named as M/s. Xrbia North Hinjewadi Developers Pvt Ltd, S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune, for total plot area 26,100.00 Sqm & completed construction BUA area 42,670.82 Sqm out of total construction BUA 42,670.82 Sqm, As per EC dt. 31/03/2015 including utilities and services and as per commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	377.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	200 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	943.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	629.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd. 31/03/2015 for total plot area 26,100.00 Sqm & total construction BUA area 42,670.82 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

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

Copy to:

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

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

- 1) A] As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 380.00 CMD
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100:0

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

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

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

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	472.00

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

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

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

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

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

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

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

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

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

(Handwritten signature)

Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

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

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

Annexure - VII

ASHISH TARODE.

Reg No. CA/2006/38683

Architect & Designer

Office:- Xrbia Developers

Ud. 929, 1st Floor 'Mantri House'

F.C. Road Pune 11004

Cell No:-9922436478

DATE: 03/12/2019

TO WHOMSOEVER IT MAY CONCERN

I, Mr. ASHISH TARODE, Licensed Architect, (License No. CA/2006/38683) engaged in providing architectural services for Residential Project at Gat No. 01, Village Bebadohal, Tal Maval, District Pune, by Xrbia North Hinjewadi Developers Pvt. Ltd., herewith certify that the construction work at the said project is complete as per the Area Statement mentioned hereunder --

S. NO.	PARTICULARS	CONSTRUCTION AREA (SQ.M.)
1	BUILDING A2	5533.83
2	BUILDING B1	3133.79
3	BUILDING B2	3133.79
4	BUILDING B3	3133.79
5	BUILDING B4	3576.8
6	BUILDING B5	3576.8
7	BUILDING B6	4025.14
8	BUILDING B7	4025.12
9	BUILDING C1	5212.84
10	BUILDING C2	5212.84
11	AREA OF SERVICES (i.e. STP, OWC, DG, TRANSFORMER, UGWT, & REFUGE)	2105.68
TOTAL CONSTRUCTED AREA		42670.42



Thanks & regards
Yours faithfully,
Ar. Ashish Tarode
Reg No. CA/2006/38683