

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 04/02/2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO. 01/2022 (WZ), SHASHIKANT VITTHAL KAMBLE VSMOEF&CC & ORS.

1.0 Background

Grievance in the Original Application No. 01 of 2022 (WZ), titled Shashikant Vitthal Kamble vs MoEF&CC & Ors., as per order dated 04/02/2022 of the Hon'ble NGT is construction of a residential & commercial project named "EMIRUS" by M/s G. M. Kenjale Developers (hereinafter referred as the PP) located at survey no. 107, Village Baner, Taluka-Haveli, Pune beyond 20,000 sq.m in violation of environmental norms and in violation of conditions of Environmental Clearance (EC), extracting the ground water without lawful authority, without any provision of plantation and without any provision of solid waste management and liquid waste management and discharging the untreated water, sewage water in violation of Water (Prevention and Control of Pollution) Act, 1974, without having any provision and mechanism of Rain Water Harvesting (RWH) for which Maharashtra Pollution Control Board (MPCB) has refused Consent to Operate (CTO) and found in its report the violation of environmental rules and norms.

Hon'ble NGT directed vide order dated 04/02/2022 (copy of Hon'ble NGT order, dated 04/02/2022 is given at **Annexure-1**) and relevant order is reproduced as below:

"6 We deem it just and proper to call a report on the matter in issue in present application, from a Joint Committee consisting of:-

- (i) The Representative of the State Environment Impact Assessment Authority (SEIAA), Maharashtra;*
- (ii) The Representative of the Central Pollution Control Board (CPCB);*
- (iii) The Representative of the Central Ground Water Authority (CGWA); &*
- (iv) The Representative of the Maharashtra Pollution Control Board (MPCB).*

"7 The Committee is directed to visit the place and submit a factual and action taken report within four weeks. The Maharashtra Pollution Control Board will be the nodal agency for coordination and logistic support."

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT Order, the Central Pollution Control Board (CPCB) vide email dated 17/02/2022 communicated the nominee details to the nodal agency i.e. MPCB and also requested to provide background information, copy of the Original Application, other relevant information for reference & deliberation in the

aforesaid matter. Upon receipt of nominee details, inspection schedule and relevant information, the joint committee carried-out inspection of the residential & commercial project named “EMIRUS” located at survey no. 107, Village Baner, Taluka-Haveli, Pune on 05/07/2022. The following joint committee members were present during the inspection:

- i. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- ii. Shri Nishchal C., Scientist ‘D’, CPCB, Regional Directorate, Pune
- iii. Shri Sandeep Waghmare, Scientist ‘B’, Central Ground Water Authority, Pune
- iv. Shri Pratap Jagtap, Sub-Regional Officer-I, MPCB, Pune

Also, Ms. Sushma Kumbar, Field Officer, SRO-I, MPCB-Pune has accompanied the joint committee during the inspection. Officials of Pune Municipal Corporation (PMC), Shri. J. B. Pawar, Assistant Engineer, and Shri Sandesh Kulavmode, Junior Engineer, Representative of Project Proponent Shri Abhijeet Kulkarni and Shri Jai Aeram (Architect) were present and provided the visit coordination.

3.0 Observations and Findings

This report is outcome containing factual and action taken report of the said joint committee based on the preliminary information received from the nodal agency, followed by site inspection, information given by PP & Pune Municipal Corporation (PMC) through MPCB and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below.

3.1 Observations w.r.t Environmental Clearance

Details of EC, sanctioned plans, plinth certificate, completion certificate and current status of the project as verified and submitted by PMC to MPCB is given at Table No. 1. Copy of the PMC letter vide dated 12/08/2022 is given at **Annexure-2** for kind information.

Table-1: Details of EC, sanctioned plans, plinth certificate, completion certificate and current status of the project

Sl. No.	Particulars	Plot Area (sq.m)	Configuration	Total Built-up Area
1.	Layout CC/0919/11/1545 dtd. 10.06.2011	20,500	A:P+7 B:G+1 C:G+1 D:G+1 E:LG+G+5 F:LG+G+5 G:P1+P2+P3+P4+12	Total FSI-14,477.41 sq.m Total Non FSI- 8,261.77 sq.m Parking area- 6,011.0 sq.m TBUA- 28,750.18 sq.m

			H:P1+P2+P3+P4+7 I: G+1	
2.	Plinth Check Certificate dtd. 02.02.2013	For Building 'A' as per Sanction Plan dated 10.06.2011.		
3.	Building permission CC/0919/11 dtd. 10.06.2011	20,500	A:P+7 B:G+1 C:G+1 D:G+1 E:LG+G+5 F:LG+G+5 G:P1+P2+P3+P4+12 H:P1+P2+P3+P4+7 I: G+1	Total FSI-14,477.41 sq.m Total Non FSI- 8,261.77 sq.m Parking area- 6,011.0 sq.m TBUA- 28,750.18 sq.m
4.	Building permission CC/3038/12 dtd. 02.01.2013	20,500	A:P+8 B:G+1 C:G+1 D:G+1 E:LG+G+8 F:LG+G+P+1 G:B+G+4 H:B+G+20	Total FSI-14,440.85 sq.m Total Non FSI- 9,135.93 sq.m Parking area- 7,229.4 sq.m TBUA- 30,806.18 sq.m
5.	Plinth Check Certificate dtd. 08.07.2013	For Building 'B, C, D' as per Sanction Plan dated 02.01.2013		
6.	Plinth Check Certificate dtd. 24.09.2013	For Building 'G, H' as per Sanction Plan dated 02.01.2013		
7.	Plinth Check Certificate dtd. 05.07.2014	For Building 'E, F' as per Sanction Plan dated 02.01.2013		
8.	Layout CC/0303/15 dtd. 30.04.2015	20,500	A:P+8 B:G+1 C:G+1 D:G+1 E:LG+G+8 F:LG+G+P+8 G:B+G+20 H:B+G+20	Total FSI-21,846.87 sq.m Total Non FSI- 0 sq.m Parking area- 0 sq.m TBUA- 21,846.87 sq.m
9.	Building permission CC/1506/15 dtd. 14.08.2015	1,735.36	Club House: G+1	Total FSI-244.99 sq.m Total Non FSI- 36.52 sq.m Parking area- 0 sq.m TBUA- 281.51 sq.m
10.	Building Permission	20,500	A:P+8	Total FSI-18,531.61 sq.m

	CC/030/15 dtd. 30.04.2015		B:G+1 C:G+1 D:G+1 E:LG+G+8 F:LG+G+2P G:B+G+15 H:B+G+20	Total Non FSI- 11,175.11 sq.m Parking area- 7,323.88 sq.m TBUA- 37,030.60 sq.m
11.	Building Permission CC/2681/15 dtd. 21.11.2015 (Revalidation)	20,500	A:P+8 B:G+1 C:G+1 D:G+1 E:LG+G+8 F:LG+G+2P G:B+G+15 H:B+G+20	Total FSI-18,531.61 sq.m Total Non FSI- 11,175.11 sq.m Parking area- 7,323.88 sq.m TBUA- 37,030.60 sq.m
12.	Building Permission CC/0188/17 dtd. 26.04.2017	20,500	A:P+8 B:G+1 C:G+1 D:G+1 E:LG+G+8 F:LG+G+2P G:B+G+12 H:B+G+20	Total FSI-18,561.79 sq.m Total Non FSI- 11,438.66 sq.m Parking area- 7,323.88 sq.m TBUA- 37,324.33 sq.m
13.	Building Permission CC/3716/18 dtd. 27.02.2019	20,500	A:P+8 B:G+1 C:G+1 D:G+1 E:LG+G+8 F:LG+G+2P G:B+G+20 H:B+G+20	Total FSI-22,026.01 sq.m Total Non FSI- 13,279.60 sq.m Parking area- 7,323.88 sq.m TBUA- 42,629.49 sq.m
14.	Layout CC/0038/20 dtd. 03.06.2020	20,500	A:P+8 B:G+1 C:G+1 D:G+1 E:LG+G+8 F:LG+G+P+10 G:B+G+20 H:B+G+20	Total FSI-23,825.01 sq.m Total Non FSI- 24,500.12 sq.m Parking area- 0 sq.m TBUA- 48,325.13 sq.m
15.	Layout CC/4226/21 dtd. 31.03.2022	20,500	A:P+8 B:G+1 C:G+1 D:G+1 E:LG+G+8	Total FSI-26,639.81 sq.m Total Non FSI- 13,703.51 sq.m Parking area- 9,450.72 sq.m TBUA- 49,794.04 sq.m

			F:LG+G+2P+14 G:B+G+20 H:B+G+20	
16.	Building Permission CC/4226/21 dtd. 31.03.2022	20,500	A:P+8 B:G+1 C:G+1 D:G+1 E:LG+G+8 F:LG+G+2P+11 G:B+G+20 H:B+G+20	Total FSI-25,561.32 sq.m Total Non FSI- 12,659.12 sq.m Parking area- 6,526.0 sq.m TBUA- 44,746.44 sq.m

- i. PP has been granted Environmental Clearance (EC) by SEIAA, Maharashtra vide letter No. SEAC-2013/CR-287/TC-2, dated 03/12/2016 for construction of a residential & commercial project named "EMIRUS" for Total Built Up Area (TBA) of 47,459.02 sq.m (FSI: 21,846.87 sq.m & Non-FSI: 25,612.15 sq.m) based on layout sanctioned plan vide no. CC/303/15, dated 30/04/2015 for residential building no. A: P+8, B: G+1, C: G+1, D: G+1, G: B+G+20, H: B+G+20 and commercial building no. E: LG+G+8, F: LG+G+P+8 & club house respectively. Copy of EC dated 03/12/2016 is given at **Annexure-3**.
- ii. Further, PP has been granted EC by SEIAA, Maharashtra vide letter no. SIA/MH/MIS/241332/2021, dated 31/03/2022 for TBA of 48,325.13 sq.m (FSI: 23,825.01 sq.m & Non-FSI: 24,500.12 sq.m) based on layout sanctioned plan approval vide no. CC/0038/20, dated 03/06/2020 for building A: P+8, B: G+1, C: G+1, D: G+1, E: LG+G+8, F: LG+G+P+10, G: B+G+P=19, H: B+G+P+19 and club house: G+1 respectively. Copy of EC dated 31/03/2022 is given at **Annexure-4**.
- iii. PP has obtained first plinth check certificate vide dated 02/02/2013 for Building 'A' which is as per layout sanctioned plan vide no. CC/0919/11/1545, dated 10/06/2011 with TBA of 28,750.18 sq.m (FSI: 14,477.41 sq.m & Non-FSI: 14,272.77 sq.m) granted by PMC. Subsequent plinth check certificates were obtained by the PP vide even dated 08/07/2013 for building no. B, C, D; 24/09/2013 building no. G, H and 05/07/2014 for building no. E, F respectively which are as per layout sanctioned plan vide CC/3038/12, dated 02/01/2013 with TBA of 30,806.18 sq.m (FSI: 14,444.85 sq.m & Non-FSI: 16,365.33 sq.m) granted by PMC. It is observed from the aforesaid plinth check certificates that the TBA of aforesaid two layout sanctioned plans vide dated 10/06/2011 and 02/01/2013 are more than the 20,000 sq.m. The aforesaid layout sanctioned plans attracts prior

EC requirements as per the provisions of EIA Notification, 2006. PP has not obtained prior EC and has violated provisions of the EIA Notification 2006. Whereas, for the purpose of EC, the PP has submitted layout sanctioned plan vide no. CC/303/15, dated 30/04/2015 with TBA of 47,459.02 sq.m (FSI: 21,846.87 sq.m & Non-FSI: 25,612.15 sq.m).

- iv. Further, PP obtained revised layout sanctioned vide no. CC/4226/21, dated 31/03/2022 for TBA of 49,794.04 (FSI: 26,639.81 sq.m & Non-FSI: 23,154.23 sq.m) for which amended EC yet to be obtained by the PP.
- v. PP has obtained completion certificates as follows: for building no. A, B, C, D, G on 03/06/2015 & for building no. A on 14/12/2015 based on layout sanctioned plan vide no. CC/0303/15, dated 30/04/2015 with TBA of 47,459.02 sq.m (FSI: 21,846.87 sq.m & Non-FSI: 25,612.15 sq.m). It is observed that PP obtained completion certificates for aforesaid buildings before obtaining prior EC from SEIAA, Maharashtra.
- vi. It is observed that in section drawing (16/17) for building no. G & H approved by PMC vide no. CC/0303/15, dated 30/04/2015 (based on which EC dated 03/12/2016 has been granted) podium has been mentioned. However, in the EC granted to the PP vide dated 03/12/2016, podium in building no. G & H is inadvertently not mentioned. In view of the above, apparently there is no change in configuration of the building w.r.t. EC dated 03/12/2016, 31/03/2022 and present status of project as per PMC letter dated 12/08/2022.
- vii. It is observed that most of the project is completed & handed over to individual flat owners. Also, as per the information provided by PMC vide dated 14/09/2022 (Copy of PMC letter dated 14/09/2022 is given at **Annexure-5**) that TBA of the completed project (except building no. F) is 44,214.58 sq.m (FSI: 21,744.97 sq.m & Non-FSI: 22,224.62 sq.m & club house: 244.99 sq.m), which is within the sanctioned TBA of 48,325.13 sq.m as per EC dated 31/03/2022.

Also, as per the architect's certificate vide dated 24/08/2022, the TBA of completed project/total completed construction is 42,904.18 sq.m. Further, based on the recent architect's certificate vide dated 14/09/2022, the TBA of completed project/total completed construction is 44,214.58 sq.m (FSI: 21,744.97 sq.m & Non-FSI: 22,224.62 sq.m & club house: 244.99 sq.m). Copy of the architect's certificate vide dated 24/08/2022 and 14/09/2022 is given at **Annexure-6** for kind reference.

- viii. Details of work in progress and completion certificates obtained by the PP as per the information provided by PMC vide dated 12/08/2022 is as follows:

Building	Configuration	Present status	TBA, sq.m
A	P + 8	Completion certificate obtained	48325.13 sq.m (FSI: 25,825.01 sq.m & Non-FSI: 24,500.12 sq.m)
B	G + 1	Completion certificate obtained	
C	G + 1	Completion certificate obtained	
D	G + 1	Completion certificate obtained	
E	LG + G + 8	Completion certificate obtained	
F	LG + G + P + 10	Work up to plinth level completed	
G	B + G + P + 19	Completed	
H	B + G + P + 19	Completed	
Club house	G + 1	Completion certificate yet to be obtained	

3.2 Observations w.r.t. CTE and CTO

- i. PP has obtained Consent to Establish (CTE) from the MPCB on 31/01/2017 for total plot area- 20,500 sq.m and TBA – 47,459.02 sq.m (as per 1st EC dated 03/12/2016). Copy of CTE dated 31/01/2017 is given at **Annexure-7 for kind reference**. Wherein it is observed that without obtaining CTE, the PP has started construction activities; as it is evident from various plinth check certificates obtained by PP (please refer s. no. iii, as above).
- ii. Meanwhile, MPCB has refused CTO on 03/08/2020 u/s 27 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981. Also, issued Closure Direction u/s 33A of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 31A of the Air (Prevention and Control of Pollution) Act, 1981 on 25/09/2020 for violation of consent conditions viz. non-commissioning of STP for treatment of sewage and OWC for the treatment of biodegradable waste. Thereafter, conditional restart direction was issued on 29/04/2021. Copies of refusal of consent, closure direction and conditional restart directions are given at **Annexure-8 for kind reference**.

- iii. PP obtained part Consent to Operate (CTO) from the MPCB on 29/06/2021, valid up to 30/09/2022 for TPA – 20,500 sq.m & TBA – 41,351.17 sq.m out of 47,459.02 sq.m. Copy of CTO dated 29/06/2021 is given at **Annexure-9 for kindreference.**
- iv. PP applied for CTE (expansion) as per revised EC dated 31/03/2022, which is pending at MPCB. MPCB has issued Show Cause Notice for refusal of revalidation of CTE (expansion) 25/07/2022 for the non-compliances like not obtaining revalidation of CTE after its expiry on 30/01/2022, Joint VigilanceSamples report dated 21/12/2020 observed that it is exceeding the prescribed standards for parameter BOD and COD and also for not submitting balance sheet for Capital Investment. Copies of show-cause notice dated 25/07/2022 is given at **Annexure-10** for kind reference.

3.3 Observations w.r.t. other environmental services

- i. PP has provided Sewage Treatment Plant (STP) based on MBBR technology of reported design capacity of 135 KLD. Various unit operations & processes of STP are Bar screen chamber → Oil & grease trap → Equalization tank → MBBR tank → Clarifier → Pressure sand filter → Activated carbon filter → Treated wastewater tank. As per CTO, treated wastewater @ 60% shall be reused for flushing & ancillary activities and remaining shall be discharged to municipal sewerage system. During joint committee visit STP was found in operation. PP has provided separate plumbing arrangement for utilization of treated wastewater from STP for secondary activities viz. toilet flushing and gardening.
- ii. PP is segregating biodegradable waste and non-biodegradable waste at source Organic waste convertor (OWC) having reported capacity of 300 Kg/day is provided for processing of biodegradable waste, manure generated is being used as soil conditioner in gardening. Whereas, non-biodegradable waste (dry waste) is being sent to Swacha Pune Seva Sahakari Sanshta Ltd., an authorized agency of PMC for further disposal.
- iii. During joint committee visit, no any bore well was observed on project site. The same was also vetted by CGWA, Pune based on the declaration submitted by the PP. Copy of email communication regarding declaration submitted and further vetting by CGWA, Pune is given at **Annexure-11**. As informed, PP has used tanker water supply during construction activities and also provided copies of water procurement challans during joint committee visit. Whereas, during operation phase, fresh water is being met through piped water supply connection provided by PMC for which the PP has obtained permission from PMC vide

dated 09/11/2016, 04/06/2017 and 14/07/2017 for building no. A, B, C, D, E & H respectively.

- iv. As per information submitted by PMC vide dated 12/08/2022 (Copy of PMC letter is given at **Annexure-2**) that PP has not obtained tree cutting NOC from PMC (as informed & reportedly there were no trees present during possession of the site at survey no. 107, Village Baner, Taluka-Haveli, Pune). It is observed that PP has made tree plantation of about 85 no. of trees against 230 no. (as per EC dated 03/12/2016), plantation of remaining 145 no. of trees are yet to carried-out by the PP.
- v. PP has provided 04 no. of rainwater recharge pits for recharging of ground water. Some of the photographs taken during joint committee inspection is given at **Annexure-12** for kind reference.

4.0 Approach for penalty and remedial measures for prior environmental clearance (EC) violation

Hon'ble NGT in O.A No. 34/2020 WZ in the matter of Tanaji B. Gambhire vs. Chief Secretary, Government of Maharashtra and ors., vide order dated 24/05/2021 has directed that *"...a proper SoP be laid down for grant of EC in such cases so as to address the gaps in binding law and practice being currently followed. The MoEF may also consider circulating such SoP to all SEIAs in the country"*.

In compliance to the aforesaid directions of the Hon'ble NGT, a Standard Operating Procedure (SoP) for dealing with violation cases were issued by the MoEF&CC vide Office Memorandum (OM) F. No. 22-21/2020-IA.III dated 07/07/2021 and 28/01/2022. As per the aforesaid SOP, it outlines the penalties including closure of operations that are operating without prior environment clearance including demolition of projects. It also outlines a procedure for the grant of environmental clearance to projects that have come up without obtaining prior environment clearance required under the Environmental Impact Assessment (EIA) Notification, 2006. As per the aforesaid SOP, the different approaches for dealing the violation cases are summarised as follows;

- i. Closure or revision
 - a. If the project proponent has not taken prior EC, then the action shall be initiated to close the operation.
 - b. If the project proponent has taken prior EC for existing/old unit, then order to revert the activity/production to permissible limits.
 - c. If the project doesn't require EC for earlier production level but required at present, then restricting activity/production to extent to which prior EC was not required.

- ii. Action under section 15 read with section 19 of the E (P) A, 1986 shall be initiated against the violators.
- iii. Appraisal under EIA Notification, 2006: The permissibility of the project shall be examined from the perspective of whether such activity/project was at all eligible for the grant of prior EC;
 - a. **If not permissible:** If a project is under prohibited area notified by Central/State Govt., then the such project shall be ordered for the demolition/closure after issuing show-cause notice and providing an opportunity of hearing.
 - b. **If permissible,** then such violation projects shall be issued with directions to complete the impact assessment studies and submit EIA report & EMP in a time bound manner. Also, such cases of violation shall be subject to appropriate: Damage Assessment, Remediation Plan and Community Augmentation Plan (to restore environmental damage caused including its social aspects).

The competent authority shall issue directions u/s 5 of The Environment (Protection) Act, 1986 for mandating payment of such amount (based on polluter's pay principle), undertaking activities relating to aforesaid plans and its appraisal by the Central sectoral expert appraisal committee or the State/UT level expert appraisal committee, as the case may be. However, even though the project may be permissible but not environmentally sustainable in its present form/configuration/features then such projects shall be directed to be modified so that the project would be environmentally sustainable. Further, if the project is not considered appropriate to issue EC, such project shall be directed to be demolished/closed.

The PP will be required to submit a bank guarantee equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with Central/State Pollution Control Board (depending on whether the project under reference is appraised at MoEF&CC or by SEIAA) prior to the grant of EC. The quantification of such liability will be recommended by EAC and finalized by the Regulatory Authority and the bank guarantee will be released after successful implementation of the Remediation Plan & Natural and Community Resource Augmentation Plan.

- iv. Penalty provisions for violation cases and applications
 - a. For new projects;
 - Where operation has not commenced: 1% of the total project cost incurred up to date of filing of application along with EIA/EMP report.

- When operations have commenced without EC: 1% of the total project cost incurred up to the date of filing application along with EIA/EMP report PLUS 0.25% of the total turnover during period of violation.
- b. For expansion projects;
- When operation/production with expanded capacity has not commenced: 1% of the project cost, attributable to the expansion, incurred up to date of filing application along with EIA/EMP report.
 - When operation/production with expanded capacity have commenced: 1% of project cost (attributable to the expansion activity) incurred up to the date of filing application along with EIA/EMP report PLUS 0.25% of the total turnover (attributable to the expanded activity/capacity) involved during the period of violation.

5.0 Approach for damages (in addition to the environmental compensation as given at para 4.0) for contravening mandatory provisions of environmental laws

MPCB has issued Circular vide letter no. BO/MPCB/AS(T)/Circular/B-220712FTS0047 dated 12/07/2022 to discourage the defaulting industries by adopting "Polluter Pays" principal by imposing appropriate cost of violation of provision of Environment enactments for violation as below: -

- a) To take effective steps towards establishment of project/unit without obtaining Consent to Establish from the Board.
- b) To take effective steps without revalidating Consent to Establish from the Board.
- c) To start Commercial production / to hand over occupancy without obtaining Consent to Operate from the Board.
- d) To carry out expansion activity and applying directly for Consent to Operate without obtaining Consent to Establish of the Board.
- e) To operate the activity without valid consent to operate of the Board and applying after lapse of validity period.

Cost of Violation: -

Red Category- 5 times of one term consent fee X no. of years of violation*

Orange Category- 3 times of one term consent fee X no. of years of violation*

Green Category- 1 times of one term consent fee X no. of years of violation*

* Calculations of number of years shall be calculated on the basis of number of days of non-compliance. Copy of the said circular is attached as **Annexure- 13.**

Considering the period when PP has started construction activities without obtaining CTE from MPCB i.e. as it is evident from the 1st plinth checking certificate was issued vide, dated 02/02/2013 by PMC as per the first Layout Sanctioned vide no. CC/0919/11, dated 10/06/2011 for TBA of 28,750.18 sq.m, which is beyond 20,000 sq.m till date of obtaining CTE from MPCB i.e. till 30/01/2017. Hence total no. of days of violation is worked-out to be 1,458 days. Besides considering the aforesaid period of violation for starting the construction activities without obtaining CTE from MPCB, the joint committee recommends considering the period of violation for not obtaining CTO and CTE i.e. when PP has not applied and obtained CTO and CTE in time from MPCB. Accordingly, the total period of violation is tabulated as below:

S. no.	Period of violation		No. of days of violation	Remarks	Capital investment (CI) in Crore & consent fees	Penal fees calculation	Penal fees
1	02.02.2013 (date of 1st plinth checking certificate PCC obtained from PMC)	05.08.2016 (till date of application for CTE). Whereas CTE was granted on 30.01.2017.	1279	Starting construction activities without obtaining CTE from MPCB.	CI- 128.0 crore Consent Fees- 256000/-	Red category = 5 times of one term consent fee X no. of years of violation =5 X256000 X1279/365	44,85,260.27 /-
2	03.06.2015 1 st Completion Certificate obtained from PMC	22.08.2020 (till date of application for renewal of CTO). Whereas CTO was granted on 29.06.2021 and valid up to 30.09.2022	1906	Operation of the residential building project without CTO from MPCB.	CI- 98.5 crore consent Fees- 125000/-	Red category = 5 times of one term consent fee X no. Of years of violation =5 X125000 X1906/365	32,63,698.63 /-
3	30.01.2022 CTE validity, not revalidate CTE in time	02.03.2022 till date of CTE application.	29	Not revalidate CTE in time, CTE expired	CI- 131.0 crore Fees- 262000 /-	Red category = 5 times of one term consent fee X	1,04,082.19/-

				on 30.01.2022		no. Of years of violation =5 X262000 X29/365	
Total no. of days of violation			3214			Total Penal fees	78,53,041.09

Thus, the total Penal charges as above as per provisions of penal fees for occupiers violating consent regime prescribed under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 i.e. without obtaining CTE & CTO from MPCB works out to be Rs. 78,53,041.0/- (Rupees Seventy-Eight lakh-Fifty-Three Thousand Forty-One Only).

6.0 Conclusions

- i. PP has obtained first Plinth Check Certificate vide dated 02/02/2013 for Building no. A, which is as per the layout sanctioned plan vide no. CC/0919/11/1545, dated 10/06/2011 with TBA of 28,750.18 sq.m (FSI: 14,477.41 sq.m & Non-FSI: 14,272.77 sq.m) granted by PMC. Subsequent plinth check certificates were obtained by the PP vide even dated 08/07/2013 for building no. B, C, D; 24/09/2013 building no. G, H and 05/07/2014 for building no. E, F respectively which are as per layout sanctioned plan vide CC/3038/12, dated 02/01/2013 with TBA of 30,806.18 sq.m (FSI: 14,4440.85 sq.m & Non-FSI: 16,365.33 sq.m) granted by PMC. It is observed from the aforesaid first plinth checking certificates that PP has started the construction of the project without obtaining prior EC which is required as per S. no. 2 of the Notification no S.O. 1533 (E) dated 14/9/2006 related to the requirements of prior environmental clearance notified under the Environment (Protection) Act, 1986.
Also, PP has obtained completion certificates for aforesaid building no. A, B, C, D, G on 03/06/2015 & for building no. A on 14/12/2015 before obtaining prior EC from SEIAA, Maharashtra (**Kindly refer s. no. iii & v of section 3.1 of report, as above**).
- ii. SEIAA, Maharashtra while granting an EC vide dated 03/12/2016 noted that the PP has initiated construction of 18,632.48 sq.m. The said construction was initiated without prior EC requirements as the first layout sanctioned plan dated 10/06/2011 is of TBA of 28,750.18 sq.m (FSI: 14,477.41 sq.m & Non-FSI: 14,272.77 sq.m). Accordingly, SEIAA, Maharashtra vide letter no. SEAC-2013/CR-287/TC-2, dated 29/11/2014 issued proposed directions u/s 5 of the Environment (Protection) Act, 1986 to the PP for starting the construction activities without obtaining prior EC. Copy of letter dated 29/11/2014 is given at **Annexure-14** for kind reference.

Relevant extract of the aforesaid SEIAA, Maharashtra letter vide dated 29/11/2014 is reproduced as below:

“AND WHEREAS, you have applied for Environmental Clearance for proposed project “Emirus” at Village Baner Tal. Haveli, Distt. Pune. During the 20th meeting of the State Level Expert Appraisal Committee held on 4th to 7th November, 2014, it was observed that you have started the construction activity without obtaining prior Environment Clearance from the Government of Maharashtra. This amounts to violation of the EIA Notification 2006”

Thereafter, SEIAA, Maharashtra vide letter no. SEAC-2013/CR-287/TC-2, dated 26/05/2015 withdrawn the aforesaid directions issued to the PP u/s 5 of the Environment (Protection) Act, 1986. Copy of directions withdrawal letter of SEIAA, Maharashtra dated 26/05/2015 is given at **Annexure-15** for kind reference. Relevant extract of the aforesaid SEIAA, Maharashtra letter vide dated 26/05/2015 is reproduced as below:

“We also refer to the recent Circular dtd. 21/04/2015 issued by the Environment Department, G.o.M by taking cognizance of the Orders dtd. 24.3.2014 & 18.12.2014 passed by Hon’ble High Court in the matter of Glomore Construction and others V/s Union of India stating “Proposed construction projects wherein project proponent has undertaken total construction below 2000 m² may not be considered as a violation of EIA Notification of 2006 (amended time to time) and read with OA of M.o.E.F dtd. 12.12.2012 & 27.6.2013.

In view of the documents submitted by your representative vide letter dtd. 22.12.2014, additional information submitted during the course of personal hearing and your Architect’s certificate followed by a Circular dtd. 21.4.2015 issued by the Environment Department G.o.M and detailed scrutiny thereof, it has been observed that you have carried out the construction of total BUA admeasuring 12600.94 m², which is less than 20000 m². Therefore, it is hereby concluded that there is no case of violation as prescribed in the EIA Notification, 2006 and accordingly the Proposed Directions issued vide above ref. (1) is hereby withdrawn.”

- iii. In view of the observations made by the joint committee w.r.t. s. no. iii & v of section 3.1 of this report, as above that the start of construction by the PP as per layout sanctioned plan vide no. CC/0919/11/1545, dated 10/06/2011 with TBA of 28,750.18 sq.m (FSI: 14,477.41 sq.m & Non-FSI: 14,272.77 sq.m) and layout sanctioned plan vide CC/3038/12, dated 02/01/2013 with TBA of 30,806.18 sq.m (FSI: 14,444.85 sq.m & Non-FSI: 16,365.33 sq.m), which are more than 20,000

sq.m. The aforesaid layout sanctioned plans attracts prior EC requirements as per the provisions of EIA Notification, 2006. PP has not obtained prior EC and has violated provisions of the EIA Notification 2006. Hence, the joint committee opined that such cases may be dealt as per the SOP for identification and handling of violation cases under the EIA Notification, 2006 issued by MoEF&CC's OMs dated 07/07/2021 and 28/01/2022. Accordingly, the approach methodology for such cases which started construction without taking prior EC from SEIAA, Maharashtra and CTE from MPCB are outlined in the above paragraphs 4.0 & 5.0 of this report.

- iv. As per PMC vide letter dated 14/09/2022 and architect's certificate vide dated 14/09/2022, total completed construction area (except building no. F) as on 14/09/2022 is 44,214.58 sq.m (FSI: 21,744.97 sq.m & Non-FSI: 22,224.62 sq.m & club house: 244.99 sq.m), which is within the sanctioned TBA of 48,325.13 sq.m as per EC dated 31/03/2022 (**Kindly refer s. no. vii of section 3.1 of report, as above**).
- v. PP has obtained Consent to Establish (CTE) from the MPCB on 31/01/2017 for total plot area- 20,500 sq.m and TBA – 47,459.02 sq.m (as per 1st EC dated 03/12/2016). Wherein it is observed that without obtaining CTE, the PP has started construction activities. Further, PP applied for CTE (expansion) as per revised EC dated 31/03/2022, which is pending at MPCB. MPCB has issued Show Cause Notice for refusal of revalidation of CTE (expansion) 25/07/2022 for various non-compliances (**Kindly refer s. no. iv of section 3.2 of report, as above**).

7.0 Recommendations

(a) For violation of EIA Notification dated 14/09/2006

In view of the aforesaid violations of:

- i. Starting construction of the residential & commercial project on 02/02/2013 named "EMIRUS" by M/s G. M. Kenjale Developers at survey no. 107, Village Baner, Taluka-Haveli, Pune as per the Layout Sanctioned no. CC/0919/11/1545, dated 10/06/2011 for TBA of 28,750.18 sq.m, for building no. A without obtaining prior EC from SEIAA, Maharashtra.
- ii. Action may be taken against M/s G. M. Kenjale Developers, Pune by the respective State or State Pollution Control Board under the provisions of section 19 of the Environment (Protection) Act, 1986;
- iii. Appraisal of the project under EIA Notification, 2006 as outlined under s. no. iii (as above, given at paragraph 4.0) **ALONG WITH** penalty for new project (when

operations have commenced without EC) i.e. 1% of the total project cost incurred up to the date of filing application along with EIA/EMP report **PLUS** 0.25% of the total turnover during period of violation, involved during the period of violation may be levied by SEIAA, Maharashtra and be deposited by the PP with the respective State Pollution Control Board.

(b) For contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981

In view of the aforesaid violations of:

- i. Starting construction of the residential & commercial project named "EMIRUS" for the total built up area for more than 20,000 sq-m., as at (a) above, and obtaining completion certificate from PMC vide dated 03/06/2015 & 14/12/2015 for buildings A, B, C, D & G before obtaining CTE & CTO from MPCB as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;

Rs. 78,53,041.0/- (Rupees Seventy-Eight lakh- Fifty-Three Thousand Forty One Only), as derived under para 5.0 of this report, as deemed fit by the Hon'ble NGT, may also be added in addition to the penalty to be derived by SEIAA, Maharashtra as per s. no. iii of (a), as above & outlined under para 4.0 of this report as approach for penalty and remedial measures for prior EC requirement notified under the Environment (Protection) Act, 1986.

(c) PP may be directed by PMC for development of green belt as per the conditions stipulated in the EC dated 03/12/2016 and 31/03/2022. Upon verification of compliance w.r.t. condition of green belt development i.e. plantation of remaining no. of trees, PMC shall give final occupancy certificate to the PP.



**(Pankaj Joshi),
Member, SEIAA**



**(Nishchal C.)
Scientist 'D'
CPCB, RD-Pune**



**(Sandeep Waghmare)
Scientist 'B'
CGWA, Pune**



**(Pratap Jagtap)
Sub Regional Officer,
MPCB, Pune-I**

Place:- Pune
Date:- 18/10/2022

Item No. 01

(Pune Bench)

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

(By Video Conferencing)

Original Application No.01/2022(WZ)

Shashikant Vitthal Kamble

Applicant(s)

Versus

Ministry of Environment, Forest
and Climate Change & Ors.

Respondent(s)

Date of hearing: 04.02.2022.

**CORAM: HON'BLE MR. JUSTICE SHEO KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant(s): Ms. Ranu Purhoit, Advocate

ORDER

1. The issue raised in this application is construction of a project named "EMIRUS" located at survey no. 107, Village Baner, Taluka-Haveli, Pune beyond 20000 Sq. mtrs. in violation of environmental norms and in violation of conditions of Environmental Clearance (EC), extracting the ground water without lawful authority, without any provision of plantation and without any provision of Solid Waste Management and liquid Waste Management and discharging the untreated water, sewage water in violation of Water (Prevention and Control of Pollution) Act, 1974, without having any provision and mechanism of Rain Water Harvesting (RWH) for which Maharashtra Pollution Control Board (MPCB) has refused Consent to Operate and found in its report the violation of environmental rules and norms.

2. Issue notice to the Respondents. Returnable within four weeks.

3. Applicant is directed to provide copy of the application and relevant documents to the respondents within a week.

4. Respondents are directed to submit their reply affidavit within six weeks.
5. Applicant is also directed to take necessary steps for service to the respondents by both ways and also on available email.
6. We deem it just and proper to call a report on the matter in issue in present application, from a Joint Committee consisting of:-
 - (i) The Representative of the State Environment Impact Assessment Authority (SEIAA), Maharashtra;
 - (ii) The Representative of the Central Pollution Control Board(CPCB);
 - (iii) The Representative of the Central Ground Water Authority (CGWA); &
 - (iv) The Representative of the Maharashtra Pollution Control Board (MPCB).
7. The Committee is directed to visit the place and submit a factual and action taken report within four weeks. The Maharashtra Pollution Control Board will be the nodal agency for coordination and logistic support.
8. The report in the matter be filed by the Committee by e-mail at ngt-pune@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.
9. Applicant is directed to supply the required documents and copy of the application to the members of the Committee within a week.

Put up with the report on 04.04.2022.

Sheo Kumar Singh, JM

Dr. Vijay Kulkarni, EM

February 04, 2022
Original Application No.01/2022(WZ)
JG



कार्यकारी अभियंता कार्यालय
बांधकाम विकास विभाग, झोन क्र.३
स्वातंत्र्यवीर सावरकर भवन
पुणे महानगरपालिका
जा.क्र. : झोन क्र.३/३१२६
दिनांक : १२/०८/२०२२

प्रति,
सब-रिजनल ऑफीसर
एम.पी.सी. बोर्ड, पुणे - १

यांजकडेस

विषय :- पुणे, पेठ बाणेर स.नं. १०७ Emirus Society येथील मे. एन.जी.टी. कोर्टातील दावा
०१/२०२२ (पश्चिम विभाग) बाबत.

संदर्भ :- १) मे. एन.जी.टी. कोर्टाचे दि. ४/२/२०२२ रोजीचे आदेश.
२) संयुक्त जागा पाहणी दि. ५/७/२०२२.
३) आपले क्र. एमपीसीबी/एसआरओपी१/२२०७१४-एफटीएस-०१६६
दि. १४/७/२०२२ रोजीचे पत्र. (ई-मेल)

पुणे, पेठ बाणेर स.नं. १०७ येथील मे. एन.जी.टी. कोर्ट मधील दावा ०१/२०२२ (पश्चिम विभाग) मध्ये मे. एन.जी.टी. कोर्टाने संदर्भ क्र. १ अन्वये आदेश देऊन संयुक्त जागा पाहणी करून चार आठवड्यांचे आत अहवाल सादर करणेबाबत आदेश दिलेले आहेत.

त्यानुसार संयुक्त कमिटीची जागा पाहणी संदर्भ क्र. २ अन्वये झालेली असून संयुक्त कमिटीच्या मिटिंगमध्ये खालील मुद्द्यांबाबत पुणे म.न.पा. ने अहवाल सादर करणेबाबत आपण संदर्भ क्र. ३ चे पत्रान्वये कळविण्यात आले आहे. त्या अनुषंगाने या विभागाकडील अभिप्राय खालीलप्रमाणे कळवित आहोत.

अ. क्र.	तपशिल	अभिप्राय
१	Submit inventory of full project from 1st sanction plan (layout, building permission) to last occupation certificate/ last sanction plan. Along with all documents like commencement certificates, plinth check certificates and completion certificate/ occupation certificates. (as per the attached format)	मूळ मान्य नकाशापासून ते शेवटच्या मान्य नकाशाच्या प्रती, कमेन्समेंट सर्टिफिकेट, प्लिंथ चेकिंग सर्टिफिकेट, भोगवटापत्राच्या प्रती आपण सोबत जोडलेल्या नमून्यामध्ये (Annexure - 1, 2, 3, 4) भरून सोबत जोडून पाठवित आहोत.
२	Submit information on total area and economic cost as per ready reckoner rate at every threshold like plinth and completion certificate/occupation certificate.	या मुद्द्याबाबत या विभागाकडे माहिती उपलब्ध नाही. संयुक्त जागा पाहणीमध्ये झालेल्या चर्चेनुसार ला.आर्किटेक्ट यांना सादर मुद्द्याबाबत या विभागाकडे माहिती सादर करणेबाबत कळविते होते. तदनंतर सादर ला.आर्किटेक्ट यांनी सादर

		केलेली माहिती या विभागाने प्रमाणित करून देणेबाबत संयुक्त जागा पाहणीमध्ये चर्चा झालेली होती. तथापि ला.आर्किटेक्ट यांनी या मुद्द्याबाबत अद्याप माहिती सादर केलेली नाही.
३	Submit NOC for tree cutting and tree plantation if any; of the project.	प्रकरणी झाडे तोडणेबाबत व झाडे लावणेबाबतची एन.ओ.सी. दाखल नाही.
४	Regarding violation of EIA Notification, 2006 submit details of action taken report if any.	EIA Notification, 2006 नुसार उल्लंघन झाल्याचे या विभागाकडे कोणतेही पत्र/माहिती प्राप्त झालेली नाही. सबब, या कारणास्तव प्रकरणी या विभागाकडून सदर मुद्द्याच्या अनुषंगाने कोणतीही कार्यवाही करण्यात आलेली नाही.

मा. स. कळावे.



उप अभियंता

बांधकाम विकास विभाग, झोन क्र.३

पुणे महानगरपालिका



सोबत :- Annexure - 1, 2, 3, 4,

मान्य नकाशे
पान क्र. 1 ते 100.

ANNEXURE - 1
Sanctioned Plan Details For Baner S.no. 107

Sr. No.	Layout/Building Permission sanctioned and date	Gross Plot Area (Sq.Mtrs)	Deduction of FSI (Sq.Mtrs)	Net Plot Area (Sq.Mtrs)	Name of Building	No. of Floors	Height of Building (Mtrs)	FSI (Sq.Mtrs)	Total FSI (Sq.Mtrs)	Parking (Sq.Mtrs)	Total Non FSI (Sq.Mtrs)	Total Built Up area (Sq.Mtrs)	Remarks
1	Layout CC/0919/11/1545 dated 10/6/2011	20500	Open Space 1935.71 Amenity Space 2903.84 18.0 mtr. D.P Road 1146.35	13432.47	A	P+7	23.35	3290.79	14477.41	6011.00	8261.77	28750.18	124 Tenements
					B	G+1	6.80	450.23					
					C	G+1	6.80	558.05					
					D	G+1	6.80	497.09					
					E	LG+G+5	22.00	949.80					
					F	LG+G+5	22.00	1264.55					
					G	P1+P2+P3+P4 +12	48.90	4667.95					
					H	P1+P2+P3+P4 +7	33.90	2588.95					
					R	G+1	8.85	210.00					
					A	P+7	23.35	3290.79					
					B	G+1	6.80	450.23					
					C	G+1	6.80	558.05					
					D	G+1	6.80	497.09					
E	LG+G+5	22.00	949.80										
F	LG+G+5	22.00	1264.55										
G	P1+P2+P3+P4 +12	48.90	4667.95										
2	Building Permission CC/0919/11 dated 10/6/2011	20500	Open Space 1935.71 Amenity Space 2903.84 18.0 mtr. D.P Road 1146.35	13432.47	H	P1+P2+P3+P4 +7	33.90	2588.95	14477.41	6011.00	8261.77	28750.18	124 Tenements
					I	G+1	8.85	210.00					
					A	P+8	25.95	3943.92					
					B	G+1	7.00	569.61					
					C	G+1	7.00	601.80					
					D	G+1	7.00	569.61					
					E	LG+G+8	35.75	946.98					
					F	LG+G+P+1	10.55	238.26					
3	Building Permission CC/3038/12 dated 2/1/2013	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	G	B+G+4	18.70	1238.72	14440.85	7229.4	9135.93	30806.18	119 Tenements
					H	B+G+20	69.90	6331.95					

Sr. No.	Layout/Building Permission sanctioned and date	Gross Plot Area (Sq.Mtrs)	Deduction of FSI (Sq.Mtrs)	Net Plot Area (Sq.Mtrs)	Name of Building	No. of Floors	Height of Building (Mtrs)	FSI (Sq.Mtrs)	Total FSI (Sq.Mtrs)	Parking (Sq.Mtrs)	Total Non FSI (Sq.Mtrs)	Total Built Up area (Sq.Mtrs)	Remarks				
4	Layout CC/0303/15 dated 30/4/2015	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	A	P+8	25.95	3943.92	21846.87	0	0.00	21846.87	165 Tenements				
														B	G+1	7.00	615.92
														C	G+1	7.00	644.40
														D	G+1	7.00	615.92
														E	LG+G+8	35.90	946.98
														F	LG+G+P+8	35.90	1679.90
														G	B+G+20	69.90	6984.08
														H	B+G+20	69.90	6415.75
5	Building Permission CC/1506/15 dated 14/08/2015	1735.36		1735.36	Club House	G+1	6.55	244.99	244.99	0	36.52	281.51	Club House				
														A	P+8	25.95	3943.92
6	Building Permission CC/0303/15 dated 30/4/2015	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	A	P+8	25.95	3943.92	18531.61	7323.88	11175.11	37030.60	151 Tenements				
														B	G+1	7.00	615.92
														C	G+1	7.00	644.40
														D	G+1	7.00	615.92
														E	LG+G+8	35.90	941.60
														F	LG+G+2P	12.45	281.04
														G	B+G+15	54.00	5069.37
														H	B+G+20	69.90	6419.44

Sr. No.	Layout/Building Permission sanctioned and date	Gross Plot Area (Sq.Mtrs)	Deduction of FSI (Sq.Mtrs)	Net Plot Area (Sq.Mtrs)	Name of Building	No. of Floors	Height of Building (Mtrs)	FSI (Sq.Mtrs)	Total FSI (Sq.Mtrs)	Parking (Sq.Mtrs)	Total Non FSI (Sq.Mtrs)	Total Built Up area (Sq.Mtrs)	Remarks
7	Building Permission CC/2681/15 dated 21/11/2015 (Revalidation)	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	A	P+8	25.95	3943.92	18531.61	7323.88	11175.11	37030.60	151 Tenements
					B	G+1	7.00	615.92					
					C	G+1	7.00	644.40					
					D	G+1	7.00	615.92					
					E	LG+G+8	35.90	941.60					
					F	LG+G+2P	12.45	281.04					
					G	B+G+15	54.00	5069.37					
					H	B+G+20	69.90	6419.44					
8	Building Permission CC/0188/17 dated 26/4/2017	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	A	P+8	25.95	3943.92	18561.79	7323.88	11438.66	37324.33	147 Tenements
					B	G+1	7.00	615.92					
					C	G+1	7.00	644.40					
					D	G+1	7.00	615.92					
					E	LG+G+8	35.90	941.60					
					F	LG+G+2P	12.45	281.04					
					G	B+G+12	44.30	4692.21					
					H	B+G+20	69.90	6826.78					
9	Building Permission CC/3716/18 dated 27/2/2019	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	A	P+8	25.95	3943.92	22026.01	7323.88	13279.60	42629.49	171 Tenements
					B	G+1	7.00	615.92					
					C	G+1	7.00	644.40					
					D	G+1	7.00	615.92					
					E	LG+G+8	35.90	941.60					
					F	LG+G+2P	12.45	281.04					
					G	B+G+20	69.90	8156.43					
					H	B+G+20	69.90	6826.78					

Sr. No.	Layout/Building Permission sanctioned and date	Gross Plot Area (Sq.Mtrs)	Deduction of FSI (Sq.Mtrs)	Net Plot Area (Sq.Mtrs)	Name of Building	No. of Floors	Height of Building (Mtrs)	FSI (Sq.Mtrs)	Total FSI (Sq.Mtrs)	Parking (Sq.Mtrs)	Total Non FSI (Sq.Mtrs)	Total Built Up area (Sq.Mtrs)	Remarks
10	Layout CC/0038/20 dated 3/6/2020	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	A	P+8	25.95	3943.92	23825.01	0	24500.12	48325.13	171 Tenements
					B	G+1	7.00	615.92					
					C	G+1	7.00	644.40					
					D	G+1	7.00	615.92					
					E	LG+G+8	35.90	941.60					
					F	LG+G+P+10	35.90	2080.04					
					G	B+G+20	69.90	8156.43					
					H	B+G+20	69.90	6826.78					
11	Layout CC/4226/21 dated 31/3/2022 (E.C. Purpose)	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	A	P+8	25.95	3943.92	26639.81	9450.72	13703.51	49794.04	171 Tenements
					B	G+1	7.00	615.92					
					C	G+1	7.00	644.40					
					D	G+1	7.00	615.92					
					E	LG+G+8	35.90	941.60					
					F	LG+G+2P+14	50.55	4894.84					
					G	B+G+20	69.90	8156.43					
					H	B+G+20	69.90	6826.78					
12	Building Permission CC/4226/21 dated 31/3/2022	20500	Open Space 1935.36 Amenity Space 2903.05 18.0 mtr. D.P Road 1146.35	13497.61	A	P+8	25.95	3943.92	25561.32	6526.00	12659.12	44746.44	171 Tenements
					B	G+1	7.00	615.92					
					C	G+1	7.00	644.40					
					D	G+1	7.00	615.92					
					E	LG+G+8	35.90	941.60					
					F	LG+G+2P+11	42.15	3816.35					
					G	B+G+20	69.90	8156.43					
					H	B+G+20	69.90	6826.78					

ANNEXURE - 2
Plinth Checking till Date For Baner S.no. 107

Sr. No.	Building	Plinth Checking	Date	As per Sanctioned Plan
1	A	PCC/1383/12	2/2/2013	CC/0919/11 Dated 10/6/2011
2	B, C, D	PCC/0377/13	8/7/2013	CC/3038/12 Dated 2/1/2013
3	G, H	PCC/0680/13	24/9/2013	CC/3038/12 Dated 2/1/2013
4	E, F	PCC/0499/14	5/7/2014	CC/3038/12 Dated 2/1/2013

ANNEXURE - 3
Completion till Date For Baner S.no. 107

Sr. No.	Building	Description	Completion Certificate	Date	As per Sanctioned Plan
1	A	24 Flats	OCC/0263/15	3/6/2015	CC/0303/15 Dated 30/4/2015
	B	5 Row Houses			
	C	5 Row Houses			
	D	5 Row Houses			
	G	8 Shops			CC/0303/15
2	A	24 Flats	OCC/1203/15	14/12/2015	Dated 30/4/2015
3	E	10 Offices	OCC/2012/16	27/3/2017	CC/2681/15 Dated 21/11/2015
4	H	51 Flats	OCC/0220/17	29/4/2017	CC/0188/17 Dated 26/4/2017
5	H	3 Flats	OCC/0476/17	15/5/2017	CC/0188/17 Dated 26/4/2017
6	G	54 Flats	OCC/0953/21	31/12/2021	CC/3716/18 Dated 27/2/2019

ANNEXURE - 4

Work in Progress Report till Date 5/8/2022 as per Sanctioned Plan CC/4226/21 Dated 31/3/2022 For Baner S.no. 107

Building	Floors & Height	Total Builtup Area defined under EC Certificate No. SIA/MH/MIS/241332/2021 dated 31/3/2022 issued by MOEF & CC (Sq.mtrs)	Present Status
A	P+8 (25.95 Mtr.)	48325.13 (25825.01 FSI + 24500.12 Non FSI)	P+8 Floors Completed, Completion Certificate issued
B	G+1 (7.0 Mtr.)		G+1 Floor Completed, Completion Certificate issued
C	G+1 (7.0 Mtr.)		G+1 Floor Completed, Completion Certificate issued
D	G+1 (7.0 Mtr.)		G+1 Floor Completed, Completion Certificate issued
E	LG+G+8 (35.90Mtr.)		LG+G+8 Floors Completed, Completion Certificate issued
F	LG+G+P+10 (35.90 Mtr.)		Work upto Plinth level completed as per sanctioned Plan dated 2/1/2013
G	B+G+P+19 (69.90 Mtr.)		B+G+20 Floors Completed
H	B+G+P+19 (69.90 Mtr.)		B+G+20 Floors Completed
Club House	G+1 (7.0 Mtr.)		Work Completed but Completion not taken

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2013/CR-287/TC-2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya, Annexe,
 Mumbai- 400 032.
 Date: 3rd December, 2016.

To,
 M/s G. M. Kenjale Developers.
 22, Parvati Gaon, Pune – 411 009

EC-SEIAA-Item No. 16, Meeting No. 104
 Subject: Environment clearance for proposed project "Emirus" at S. No. 107, Baner, Taluka Haveli, Distt Pune by M/s G. M. Kenjale Developers.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 47th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 103rd & 104th 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 below-

1.	Name of Project	"Emirus"
	Name, Contact number & Address of Proponent	M/s G. M. Kenjale Developers Name :Mr. Milind P. Kenjale Address: 22, Parvati Gaon, Pune – 411 009 Telephone No: 24423211/12 Mobile No: 09823280360 E Mail ID:mkenjale@gmail.com saket.kmk@gmail.com
2.	Consultant	M/s. Saitech Research & Development Organization Name: Dr. Prashant Banne / Mr. Sundar Jagadale Address: Plot No. 16B, Banai- Mahipati Nivas, Aptenagar, near new vashi naka, Kolhapur 416 001. Mobile Number:9822052142 Tel Number: +91-20-65108506 Email ID :enviconmail@gmail.com enviconmail@rediffmail.com
3.	Accreditation of consultant (NABET Accreditation)	Sr. No. 129 in List ' A' of O.M. of MoEF, GoI , New Delhi Dated 5/12/2014
4.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Residential & Commercial

5.	Location of the Project	S. No. 107, Baner, Tal. Haveli, Pune
6.	Whether in Corporation /Municipal/other area	Pune Municipal Corporation (PMC)
7.	Applicability of the DCR	Applicable- PMC
8.	IOD/IOA/Concession document Or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Applied
9.	Note on the initiated work (If applicable)	18632.48 m ²
10.	LOI / NOC from MHADA / Other approvals(If applicable)	Not Applicable
11.	Total plot area (Sq.m.) Deductions Net plot area	Total Plot Area =20500.00 m ² Deductions =7002.39 m ² Net Plot Area =13497.61 m ²
12.	Permissible FSI (including TDR etc.)	21847.64 m ²
13.	Proposed Built -UP Area (FSI & Non FSI)	Total BUA = 47459.02 m ² (FSI=21846.87m ² + Non -FSI =25612.15m ²)
14.	Ground - coverage percentage (%) (Note : percentage of plot not open to sky)	3255.89 m ² 15.88 % of Total Plot Area (20500.00 m ²) 24.12 % of Net Plot Area (13497.61 m ²)
15.	Estimated cost of the project	Rs.128 Crore
16.	No. of building & its configuration (s)	Residential Total building. = 06 Nos. Building A = P+8 = 16(2 BHK), 3 (3 BHK) Building B = G+1 = 5 (4 BHK) Building C = G+1 = 5 (4 BHK) Building D = G+1 = 5 (4 BHK) Building G = B+G+20 = 38 (3 BHK), 13 (4 BHK) Building H = B+G+20 = 38 (3 BHK), 13 (4 BHK) Total Tenements=165 Nos. Commercial Building Building G = 568.33 m ² Building E = LG+G+8 = 946.98 m ² Building F = LG+G+P+8= 1679.90 m ² Total Commercial Area=3195.21m ² Club House =244.99 m ²
17.	Number of tenants and shops	Total Tenements - 165 Nos.
18.	Number of expected residents / users	Residential Users: 825 Nos. Commercial Users : 1008Nos.
19.	Tenant density per hector	No's/Hector
20.	Height of the building(s)	Max= 69.90 M

21.	Right of way (width of the road from the nearest fire station to the proposed building(s))	18 M wide DP road																																																						
22.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	M																																																						
23.	Existing structures(s)	Not Applicable																																																						
24.	Details of the demolition with disposal (If applicable)	Not Applicable																																																						
25.	Total Water Requirement	<p>Residential & Commercial:</p> <p>Source : PMC</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th colspan="2">During Dry Season</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Fresh Water</td> <td>180.73 m3/day (One Time)</td> </tr> <tr> <td>2</td> <td>Recycled Water (Flushing)</td> <td>62.32 m3/day</td> </tr> <tr> <td>3</td> <td>Recycled Water (Gardening)</td> <td>18.00 m3/day</td> </tr> <tr> <td>4</td> <td>HVAC Makeup</td> <td>NA</td> </tr> <tr> <td>5</td> <td>Total Fresh water Requirement</td> <td>100.41 m3/day</td> </tr> <tr> <td>6</td> <td>Excess treated water</td> <td>23.68 m3/day</td> </tr> <tr> <td>7</td> <td>Swimming Pool</td> <td>4.0 m3/day</td> </tr> <tr> <td>8</td> <td>Fire fighting (Cum)</td> <td>300 m3</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Sr. No</th> <th colspan="2">During Wet Season</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Fresh Water</td> <td>162.73 m3/day (One Time)</td> </tr> <tr> <td>2</td> <td>Recycled Water (Flushing)</td> <td>62.32 m3/day</td> </tr> <tr> <td>3</td> <td>Recycled Water (Gardening)</td> <td>NA</td> </tr> <tr> <td>4</td> <td>HVAC Makeup</td> <td>NA</td> </tr> <tr> <td>5</td> <td>Total Fresh water Requirement</td> <td>100.41 m3/day</td> </tr> <tr> <td>6</td> <td>Excess treated water</td> <td>41.68 m3/day</td> </tr> <tr> <td>7</td> <td>Swimming Pool</td> <td>4.0 m3/day</td> </tr> <tr> <td>8</td> <td>Fire fighting (Cum)</td> <td>300 m3</td> </tr> </tbody> </table>	Sr. No	During Dry Season		1	Fresh Water	180.73 m3/day (One Time)	2	Recycled Water (Flushing)	62.32 m3/day	3	Recycled Water (Gardening)	18.00 m3/day	4	HVAC Makeup	NA	5	Total Fresh water Requirement	100.41 m3/day	6	Excess treated water	23.68 m3/day	7	Swimming Pool	4.0 m3/day	8	Fire fighting (Cum)	300 m3	Sr. No	During Wet Season		1	Fresh Water	162.73 m3/day (One Time)	2	Recycled Water (Flushing)	62.32 m3/day	3	Recycled Water (Gardening)	NA	4	HVAC Makeup	NA	5	Total Fresh water Requirement	100.41 m3/day	6	Excess treated water	41.68 m3/day	7	Swimming Pool	4.0 m3/day	8	Fire fighting (Cum)	300 m3
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Pool:	<p>Swimming Pool 1: 11.17 M X 6 M × 1.2 M Swimming Pool 2: 20 M X 8 M × 1.2 M</p> <p>Total water Requirement in KL: Swimming Pool 1: 88,000 Liter Swimming Pool 2: 2,12,000 Liter</p> <p>Water requirement for make up in KLD: Swimming Pool 1:570 Liter/Day Swimming Pool 2:1430 Liter/Day</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: Detailed Sheet attached with Presentation</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored: We will follow IS 3328: 1993 - quality tolerances for water for swimming pools for the same. The parameter area given as follows;</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Characteristic</th> <th>Tolerance</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>pH Value</td> <td>7.5 to 8.5</td> </tr> <tr> <td>2</td> <td>Total Alkalinity (as CaCO₃) mg/l Max</td> <td>50 to 500</td> </tr> <tr> <td>3</td> <td>Aluminum (Al) mg/l Max</td> <td>0-1</td> </tr> <tr> <td>4</td> <td>Total residual chlorine mg/l At inlet Max At outlet Min</td> <td>0.5 0.2</td> </tr> <tr> <td>5</td> <td>Oxygen absorbed in 4 hr. at 270 C mg/l Max</td> <td>1.0</td> </tr> <tr> <td>6</td> <td>Total Dissolved solids mg/l , Max</td> <td>1500</td> </tr> <tr> <td>7</td> <td>Odor</td> <td>Odorless</td> </tr> <tr> <td>8</td> <td>Turbidity ,NTU, Max</td> <td>10</td> </tr> <tr> <td>9</td> <td>Taste</td> <td>Palatable</td> </tr> <tr> <td>10</td> <td>Color ,Hazen units, Max</td> <td>10</td> </tr> <tr> <td>11</td> <td>Heavy metals (as pb), mg/l ,Max</td> <td>0.1</td> </tr> <tr> <td>12</td> <td>Chloride (as Cl), mg/l , Max</td> <td>500</td> </tr> <tr> <td>13</td> <td>Iron mg/l ,Max</td> <td>0.1</td> </tr> </tbody> </table> <p>Budgetary allocation (Capital cost and O& M cost): Swimming Pool 1: Capital cost : Rs 19.99 Lakh O & M Cost :Rs 1.8 Lakh/Year Swimming Pool 2: Capital cost : Rs 46.17 Lakh O & M Cost : Rs 2.4 Lakh/Year</p>	Sr. No.	Characteristic	Tolerance	1	pH Value	7.5 to 8.5	2	Total Alkalinity (as CaCO ₃) mg/l Max	50 to 500	3	Aluminum (Al) mg/l Max	0-1	4	Total residual chlorine mg/l At inlet Max At outlet Min	0.5 0.2	5	Oxygen absorbed in 4 hr. at 270 C mg/l Max	1.0	6	Total Dissolved solids mg/l , Max	1500	7	Odor	Odorless	8	Turbidity ,NTU, Max	10	9	Taste	Palatable	10	Color ,Hazen units, Max	10	11	Heavy metals (as pb), mg/l ,Max	0.1	12	Chloride (as Cl), mg/l , Max	500	13	Iron mg/l ,Max	0.1
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27.	Rain Water Harvesting (RWH)	<p>Residential Level of the Ground water table: 0.4 m BGL Size and no of RWH tank(s) and Quantity :NA Capacity of RWH tanks: NA Location of the RWH tank(s): No. of recharge pits: 06 No's.</p> <p>Commercial: No. of RWH Tanks:NA Capacity of RWH tanks:NA Location of the RWH tank(s):NA No. of recharge pits: NA</p> <p>Budgetary allocation (Capital cost and O& M cost): Capital cost :Rs. 3.0 Lakh O & M Cost :Rs. 1.0 Lakh/Year</p>
28.	UGT tanks	<p>Residential & Commercial: Domestic UG tank Capacity :200 m3 Flushing UG tank Capacity : 100 m3 Fire UG tank Capacity : 300 m3</p>
29.	Storm water drainage	<p>Natural water drainage pattern: Quantity of storm water: 7742.43 m3/day Size of SWD: 600 mm</p>
30.	Sewage and Waste water	<p>Residential: Sewage generation (CMD): 90.7 m3/day Capacity of STP (CMD): 130 m3/day STP Technology: MMBR Location of STP:</p> <p>Commercial: Sewage generation (CMD):36.29 m3/day Capacity of STP(CMD): Included in Residential STP technology: MMBR Location of STP: DG sets (during emergency) Residential, commercial & Club House: 82.5 KVA- 1 No+380 KVA-1 No., 325 kVA-1 No+100 KVA-1No.</p> <p>Budgetary allocation (Capital cost and O & M cost): Capital Cost:Rs. 45.0 Lakh O & M Cost:Rs. 9.57 Lakh/Year</p>
31.	Solid Waste Management	<p>Waste generation in the pre Construction and Construction phase: Waste generation= 75 kg/day Quantity of the top soil to be preserved: Use For Landscaping Disposal of the construction waste debris: Use for Leveling Waste generation in the operation phase Residential & commercial:664 kg/day Biodegradable waste:348 kg/day Non-Biodegradable waste:316 kg/day E-waste:Not Applicable Hazardous waste: Spent oil: NA</p>

	<p>Biomedical waste(Kg/month) (If applicable):Not Applicable STP sludge: 20.00 kg/day (100% Dry)</p> <p>Mode of Disposal of waste: Dry waste: SWACH Wet waste:Organic Waste Convertor E-waste:Not Applicable Hazardous waste:Authorized Reprocess or Biomedical waste(kg/month):Not Applicable STP sludge: Used as Manure after Treatment in OWC</p> <p>Area requirement: Location(s): Total area provided for the storage & Treatment of the solid waste: 50 m2</p> <p>Budgetary allocation (capital Cost & O & M cost): Capital Cost:Rs. 13.75 Lakh O & M cost:Rs. 3.3 Lakh/Year</p>																																																							
32.	<p>Green Belt Development Total RG area: 1935.36 m²i.e. about 14.33 % of net plot area (13497.61m²) RG area other than Green Belt: RG area Under Green Belt: RG on the Ground: 1935.36 m² RG on the Podium: NA LIST OF TREES:</p> <table border="1"> <thead> <tr> <th>Sr. no.</th> <th>Botanical Name</th> <th>Common Name</th> <th>Qty</th> <th>Characteristics & Ecological Importance</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ailanthus Excelsa</td> <td>Maharukh</td> <td>05</td> <td>Medicinal value, Drought tolerant species.</td> </tr> <tr> <td>2</td> <td>Albizia Lebek</td> <td>Shirish</td> <td>04</td> <td>Medicinal for Skin, Fragrant flowers, To control soil erosion, Bird attracting species (Para kids eat seeds).</td> </tr> <tr> <td>3</td> <td>Choclospermum Religiosum</td> <td>Sonsawar</td> <td>08</td> <td>Medicinal value, Native species</td> </tr> <tr> <td>4</td> <td>Cordia Dichotoma</td> <td>Bhokar</td> <td>05</td> <td>Medicinal value, Edible fruits,</td> </tr> <tr> <td>5</td> <td>Ficus Glomerata</td> <td>Umber</td> <td>06</td> <td>Medicinal value, Edible fruits, Bird attracting species</td> </tr> <tr> <td>6</td> <td>Butea Monosperma</td> <td>Palas</td> <td>03</td> <td>Medicinal value, Bird attracting species,To control soil erosion.</td> </tr> <tr> <td>7</td> <td>Anthocephalus Kadamba</td> <td>Kadamb</td> <td>01</td> <td>Medicinal value, To control soil erosion, Birds, squirrels, monkey eats fruits.</td> </tr> <tr> <td>8</td> <td>Azardirachta Indica</td> <td>Neem</td> <td>06</td> <td>Medicinal value, To control soil erosion. To improve soil erosion</td> </tr> <tr> <td>9</td> <td>Dalbergia Sissoo</td> <td>Shisav</td> <td>05</td> <td>Medicinal value, Bird attracting species ,</td> </tr> <tr> <td>10</td> <td>Ficus Retusa</td> <td>Nandruk</td> <td>5</td> <td>Medicinal value, Bird attracting species, Drought tolerant species,</td> </tr> </tbody> </table>	Sr. no.	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance	1	Ailanthus Excelsa	Maharukh	05	Medicinal value, Drought tolerant species.	2	Albizia Lebek	Shirish	04	Medicinal for Skin, Fragrant flowers, To control soil erosion, Bird attracting species (Para kids eat seeds).	3	Choclospermum Religiosum	Sonsawar	08	Medicinal value, Native species	4	Cordia Dichotoma	Bhokar	05	Medicinal value, Edible fruits,	5	Ficus Glomerata	Umber	06	Medicinal value, Edible fruits, Bird attracting species	6	Butea Monosperma	Palas	03	Medicinal value, Bird attracting species,To control soil erosion.	7	Anthocephalus Kadamba	Kadamb	01	Medicinal value, To control soil erosion, Birds, squirrels, monkey eats fruits.	8	Azardirachta Indica	Neem	06	Medicinal value, To control soil erosion. To improve soil erosion	9	Dalbergia Sissoo	Shisav	05	Medicinal value, Bird attracting species ,	10	Ficus Retusa	Nandruk	5	Medicinal value, Bird attracting species, Drought tolerant species,
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				Hardy plant.
11	Pongamia Pinnata	Karanj	8	Medicinal value, Drought tolerant species, To control soil erosion, Hardy plant.
12	Michelia Champaca	Sonchaffa	15	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing.
13	Phyllanthus Emblica	Awala	06	Medicinal value, To control soil erosion.
14	Cassia Fistula	Bahawa	40	Medicinal value, Drought tolerant species, Very ornamental, Well flowering plant, Honey bee attracting species, Host plant for Butterfly.
15	Murraya Koengii	Kadipatta	16	Medicinal value, Edible leaves.
16	Wodyetia Bifurcata	Foxtail Palm	36	Flowering Plant
17	Muntingia Calabura	Singapore cherry	24	Fragrant flowers, Bird attracting species.
18	Roystonea Regia	Bottle palm	05	Ornamental plant, Medicinal value, Birds & bats eat fruits.
19	Caryota Urens	Fishtail palm	34	Grown in any type of soil. Very Hardy.
TOTAL			232	

LIST OF SHRUBS:

Sr. No	Botanical name	Common name
1	Nerium Olender Pink	Nerium single pink
2	Adathoda Vasica	Adulsa
3	Cassia Auriculata	Tarwad
4	Cymopogon Floxsus	Gavati Chaha
5	Plumbago Capensis	Chitrak
6	Tabernaemontana Coronaria Variegated	Variegated tagar
7	Stachytarpheta Indica	Stachytarpheta Blue
8	Stachytarpheta Indica	Stachytarpheta Red
9	Cestrum Nocturnum	Ratrani
10	Belloperone Gutta	Shrimp plant red
11	Jasminum Sambac	Mogra
12	Hedychium Flavescens	Sontakka
13	Calliandra Emarginata	Powder puff dwarf
14	Cassia Biflora	Cassica biflora
15	Ficus Benjamina Black	Ficus black
16	Ficus Benjamina Starlight	Ficus starlight
17	Alpinia Specious	Alpinia yellow varigated
18	Euphorbia Carcasana	Euphorbia
19	Psuedoeranthemum Reticulum	Kodia Yellow
20	Heliconia Psittacorum	Heliconia orange upright
21	Acalypha Wilkesiana	Acalpha marble pink

	22	Murraya Exotica	Kamini								
	23	Ailamanda Nerifolia	Allamanda miniature								
	24	Hibiscus Rosea Sinensis	Hibiscus white regular								
	25	Ceasalpinia Pulchirrima	Shankasur								
	26	Ixora Dufii Red	Ixora deep red								
	27	Lagestromia Indica	Lagestromia indica								
	28	Lantana Camera	Tantani								
	29	Eranthemum Laxiflorum	Tagar blue								
	30	Galphimia Glauca	Canara bush								
	<p>Number & list of trees species to be planted in the ground RG:Trees: 230 Nos Number & list of shrubs & bushes species planted in the podium RG:NA Number & list trees species to be planted around the border of nallah / stream/pond(If any): NA No of Existing Trees: NA Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA NOC for the tree cutting/transplantation/ Compensatory plantation, if any: NA</p> <p>Budgetary allocation (capital cost O & M Cost): Capital Cost: Rs 21.79 Lakh O & M: Rs. 3.50 Lakh/Year</p>										
33.	Energy	<p>Power Supply: Connected Load: 1483.82 KVA Maximum Demand:1483.82 KVA No of Transformers: 630 KVA- 3 Nos Source: MSEDCL Total DG Power Consumption For Residential Building = 335.9 KVA Total DG Power Consumption For Commercial Building = 312.93 KVA</p> <p>Energy saving measures: The following Energy Conservation Methods are proposed in the project: Use energy efficient lamps like T5, CFL, LED. Use of solar energy to meet hot water demand. Use of Higher Efficiency transformer. Use of efficient motors. Use of Solar lighting in street lighting. Timer based switching for common area Lighting Use of Energy Efficient Transformers, Energy efficient Motors, power factor correction Panel, metering and monitoring, power distribution systems shall be as specified in ECBC.</p> <p>Detail Calculations & % Of Saving: Is 16% (Details Sheet Attach With Presentation)</p> <p>Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form): Yes.</p> <table border="1"> <thead> <tr> <th>Sr.</th> <th>Section</th> <th>Requirement</th> <th>Remark.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Sr.	Section	Requirement	Remark.				
Sr.	Section	Requirement	Remark.								

No.	No		
1	6.2.1	Solar water heating for minimum 20% Design capacity	Complies & Sheet Enclosed.
2	6.2.2	Equipment efficiency standards	Complies & Sheet Enclosed.
3	7.2	Lighting controls to be controlled by photo sensor or time switch	Complies
4	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Complies
5	7.3	Interior lighting power to be within specified limits	Complies
6	7.4	Exterior lighting power to be within specified limits	Complies

Budgetary allocation (Capital cost and O & M cost):
Capital Cost : Rs. 90 Lakh
O & M Cost : Rs. 0.9 Lakh /Year

Number and capacity of the DG sets to be used:
Total DG Power Consumption Residential Building is = 82.5 KVA- 1 No+380 KVA-1 No.
Total DG Power Consumption Commercial Building is = 325 KVA-1 No+100 KVA-1No.

Type of fuel Used :
In Construction Phase – HSD
In Operational Phase – HSD

Stack Height: For, 82.5 KVA-27.76 M
100 KVA -37.90 M
325 KVA -39.50 M
380 KVA -73.79 M

Electricity Required from MSEDCL: 1483.82 KVA
HT Line Passing through the Plot if any: NO

34.	Environmental Management Plant Budgetary Allocation:	Construction Phase& Operation Phase (With break up):
-----	--	--

Sr. No	Description	Capital Cost (Rs.) (Lakh)	O & M Cost Per Annum (Rs.) (Lakh/Year)
1	STP	45.00	9.57
2	RWH	3.0	1.0
3	MSW	13.75	3.3
4	Solar System	90.00	0.9
5	Landscaping	21.79	3.5
6	Swimming Pool (1+2)	66.16	4.2
7	Safety Equipments	10.00	2.0
8	Post EC Monitoring	-	2.5
9	Alternate Water Plan	-	9.60
10	Dry Waste management	-	1.0
	TOTAL	249.7 Lakh	37.57 Lakh/Year

Quantum & generation of Corpus Fund and Commitment - Certain amount will be recovered for individual flat owners at the time of sale & will be given to society.
Responsibility for Further O&M - 2 years

35. Traffic Management
Nos. of the junction to the main road & design of confluence:
Plot Area: 20500.00 m²
Parking details:

Sr. No.	Type	Applicable no of parking As per DCR	Provided parking
1	2 wheelers	795	861
2	4 wheelers	412	434
3	Cycles	734	756
4	Public Transport	NA	NA

Total area provided for parking: 16,500 m²
No. of car parking provided: 434 Nos
Type of parking: (Open/Stilt/Basement): Open, covered & basement
Area per car including driveway provided for car parking: 38.01 m²
Width of all Internal roads (m): 6.0 m

36. CRZ/RRZ clearance obtain, if any | No

37. Distance from Protected Areas / Critically Polluted areas / Eco – sensitive areas / inter – State boundaries | NA

3. The proposal has been considered by SEIAA in its 103rd & 104th 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 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.
- (ii) Separate electric meter room shall be provided for commercial building; PP to ensure no parking around the meter room.
- (iii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (iv) 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.
- (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 firefighting equipment's 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 backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (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.
- (xxxii) 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.
- (xxxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) 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 7 years as per MoEF&CC Notification dated 29th April, 2015.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
 10. Any appeal against this 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.


 (S. M. Gavai)
 Member Secretary, SELAA

Copy to:

1. Shri. Jagdish Joshi, Chairman, IAS (Retd.), SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

3. 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).
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Municipal Corporation (PMC)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (TC-3)

(EC uploaded on)

ENVIRONMENTAL
CLEARANCE

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Partner
M/S. G M KENJALE DEVELOPERS
22, Parvati Gaon, Pune- 411009 -411009

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/241332/2021 dated 30 Nov 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC22B038MH177936 |
| 2. File No. | SIA/MH/MIS/241332/2021 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | 'EMIRUS' by M/s. G M Kenjale Developers at Baner |
| 7. Name of Company/Organization | M/S. G M KENJALE DEVELOPERS |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 31/03/2022

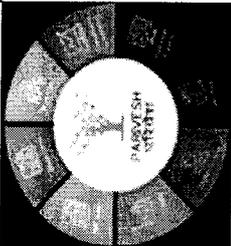
(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/241332/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. G M Kenjale Developers
Survey No. 107, Village- Baner,
Tal- Haveli, Dist Pune

Subject : Environmental Clearance for Construction Project 'EMIRUS' at Survey
No. 107, Village- Baner, Tal- Haveli, Dist Pune by M/s. G M Kenjale
Developers

Reference : Application no. SIA/MH/MIS/241332/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 122nd & 132nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 240th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/241332/2021	
2.	Name of Project	Proposed Project at Survey No. 107, Village- Baner, Tal- Haveli, Dist Pune	
3.	Project category	Schedule 8(a) Category B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Milind Kenjale
		Regd. Office address	Room No. 22, Parvati Gaon, Pune
		Contact number	8308812205
		e-mail	abhijitckulkarni@gmail.com
6.	Applied for	Expansion in Existing	
7.	Details of previous EC	Yes, EC obtained vide vo. SEAC-2013/CR-287/TC-2 dated 3rd December 2016	
8.	Location of the project	Survey No. 107, Village- Baner, Tal- Haveli, Dist Pune	
9.	Latitude and Longitude	18°34'04.27"N, 73°46'16.10"E	
10.	Total Plot Area (m ²)	20500.00	
11.	Deductions (m ²)	4049.85	

12.	Net Plot area (m ²)	16450.15					
13.	Proposed FSI area (m ²)	23825.01					
14.	Proposed Non-FSI area (m ²)	24500.12					
15.	Proposed TBUA (m ²)	48325.13					
16.	TBUA (m ²) approved by Planning Authority till date	48325.13					
17.	Total Project Cost (Rs.)	131.0 Cr.					
18.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		Details in CER activities annexure					
19.	Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Reason for Modification / Change		
	Previous EC / Existing Building		Proposed Configuration				
	Building Name	Configuration	Height (m)	Building Name		Configuration	Height (m)
	-	-	-	Bldg A		P+8	25.95
	-	-	-	Bldg B		G+1	7.0
				Bldg C		G+1	7.0
				Bldg D		G+1	7.0
				Bldg E		LG+G+8	35.9
				Bldg F		LG+G+P+10	35.9
				Bldg G		B+G+P+19	69.9
			Bldg H	B+G+P+19	69.9		
			Club House	G+1	7.0		
20.	Total number of tenements	171 Tenements & shops					
21.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	91.11	Fresh Water	91.11		
		Recycled	68.18	Recycled	56.18		
		Swimming Pool	13.0	Swimming Pool	0.0		

		Flushing	56.18	Flushing	56.18
		Total	179.29	Total	160.29
		Waste water generation	133.0	Waste water generation	133.00
22.	Water Storage Capacity for Firefighting / UGT	As Per NOC			
23.	Source of water	PMC			
24.	Rainwater Harvesting (RWH)	Level of the Ground water table	15-20m		
		Size and no of RWH tank(s) and Quantity	NA		
		Quantity and size of recharge pits	Quantity: 6 Nos & Size: 2 m x 2 m x 2.5 m		
		Details of UGT tanks if any	Domestic	296.00	
			Flushing	148.00	
Fire	As per NOC				
25.	Sewage and Wastewater	Sewage generation in CMD	133.0		
		STP technology	MBBR		
		Capacity of STP (CMD)	135 KLD- 1 No		
26.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	3	Through authorized agency	
		Wet waste	2	Through authorized agency	
		Construction waste	5	Through authorized agency	
27.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	241.8	Handed over to Authorized Agency	
		Wet waste	291.90	In-situ Composting	
		Hazardous waste	Negligible	Negligible	
		Biomedical waste	N.A.	N.A.	
		E-Waste	1135.5 Kg/year	Handed over to Authorized Dismantler/Recycler	
		STP Sludge (dry)	11.93	In-situ Composting	
28.	Green Belt Development	Total RG area (m ²)	2256.89		
		Number of trees to be planted as per NOC	206		
		Number of trees to be transplanted			
29.	Power requirement	Source of power supply	MSEDCL		
		During Construction Phase (Demand Load)	45 KW		
		During Operation phase (Connected load)	2233 KW		
		During Operation	1355 KW		

		phase (Demand load)			
		Transformer	630 KVA- 3 Nos		
		DG set	1 No. x 250 KVA, 1 No. x 82.5 KVA, 1 No. x 325 KVA, 1 No. x 100 KVA		
		Fuel used	HSD		
30.	Details of Energy saving	Use of energy efficient lights like LED, T5 Use of high efficient transformer Use of solar street lights & water heating Timer based switch for common lighting			
31.	Environmental Management plan budget during Construction phase	No.	Details	Costper annum (Rs. In Lacs)	
		1	Water for Construction, Labour & Dust Suppression	3.0	
		2	Site Sanitation & Health & Safety PPE Kits	1.0	
		3	Environmental Monitoring	3.0	
		4	Disinfection & Health & Safety	0.50	
		5	Health Check up	0.50	
32.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.In Lacs)	O&M (Rs.In Lacs/Y)
		Sewage treatment	Waste Water Management	47.5	9.85
		RWH	RWH Pits	3.0	1.0
		Solid Waste	Organic Waste Composting	11.0	1.25
		Green belt development	Tree Plantation	12.66	2.00
		Energy saving	Energy Conservation	90.0	0.9
		Environmental Monitoring	Pollution Control	0	3
		Swimming Pool		4.0	1.0
33.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	460	460	7111.75
		2-Wheeler	753	753	
34.	Details of Court cases / litigations w.r.t. the project and project location if any	NA			

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide SEAC-2013/CR-287/TC-2 dated 3rd December 2016 for total BUA of 47459.02 m2. Proposal has been considered by SEIAA in its 240th (Day-3) meeting 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 revised Fire NoC.
2. PP to submit the Garden NoC.
3. PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places.
4. An Architect Certificate shall be submitted stating that since appraisal of the project no additional construction is carried out and no change in the project.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI- 23825.01 m2, Non-24,500.12 FSI- m2, Total BUA- 48325.13 m2. (Plan approval-CC/0038/20, dated-03.06.2020).

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. 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.
 - XVII. 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.
 - XVIII. 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.
 - XIX. 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.
 - XX. 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.

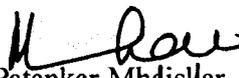
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused 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 <http://parivesh.nic.in>
- XII. 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.
- XIII. 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.
- XIV. 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.

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, 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.


Manisha Patankar-Mhadishkar
(Member Secretary, SEIAA)
31/3/2022

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.



Executive Engineer Office Annexure-5
 Building Development Dept.,
 Zone -3,
 Sawarkar Bhavan
 Pune Municipal Corporation
 Outward No. :- zone 3 / 3617
 Date :- 14/09/2022

To,
 SRO MPCB,
 Pune -1

**Subject :- Regarding NGT Court Case - OA No. 01/2022.
 (Baner S.No. 107, Emirus Society)**

Reference :- 1) Your Email dated 8/9/2022.
 2) License Architect's Letter Inward No. 4249
 dated 14/9/2022.

Pune Municipal Corporation doesn't monitor day to day progress of Project. Pune Municipal Corporation visits projects at the time of Sanctioning Project, Plinth Checking & Completion. We have already submitted the details of the project sanctioned, PCC & Occupancy Certificate vide letter no. zone 3/3126 dated 12/8/2022.

With reference to your email dated 8/9/2022, we hereby submitting total constructed built up area as on date 14/9/2022 as per letter submitted by License Architect's Mr. Jay Aeram is

FSI	: 21,744.97 Sq.m.
Non- FSI	: 22,224.62 Sq.m.
Club House FSI	: 244.99 Sq.m.
Total BUA	: 44,214.58 Sq.m.


 Deputy Engineer
 Building Development Dept., Zone 3
 Pune Municipal Corporation

Enclosed :- License Architect's Letter Inward No. 4249
 dated 14/9/2022.

Date -14-09-2022

TO WHOM SO EVER IT MAY CONCERN

I am appointed as an Architect for the Project by M/S G M Kenjale Developers, at Survey No. 107, Baner, Pune 411045

We have obtained EC for the above project vide No. SIA/MH/MIS/241332/2021, dated 31/03/2022, for BUA as under

FSI - 23825.01 Sq. m

Non- FSI - 24500.12 Sq. m

Total BUA - 48325.13 Sq. m

The figures for completed BUA as on date of this certificate are as under,

FSI - 21,744.97 Sq. m

Non- FSI - 22,224.62 Sq. m

Club House -244.99 Sq. m

Total BUA - 44,214.58 Sq. m

This confirmation is given on this 14th day of September 2022

Thanking You,

Regards

Ar. Jay Aeram
(Reg.No.CA-93/15811)



श्री. कुलकर्णी
Baner

आवक क्र. 4249
दि. 14/09/2022



To,
The Deputy Engineer,
Building Permission,
Sawarkar Bhavan,
PMC, Pune -411005

Subject :- Regarding S.No.107 Baner, Project by M/S G.M.Kenjale Developers, previous sanctioned details

Respected Sir,

With reference to above subject mentioned , herewith mentioing below previous sanctioned details

Sr NO	DATE	Layout/Plinth	PARTICULARS	FSI SANCTION	NON- FSI SANCTION	TOTAL	WORK COMPLETED
1	10-06-11	CC/0919/11/1545	1st Sanction	14477.41	8261.77	22739.18	Not initiated
2	02-01-13	CC/3038/12	2nd Sanction	14440.85	9135.93	23576.78	Not initiated
3	02-02-13	Building A	Part I - Plinth				Under Const.
4	08-07-13	Building B, C & D	Part II - Plinth				Under Const.
5	24-09-13	Building G & H	Part III - Plinth				Under Const.
6	05-07-14	Building E & F	Full - Plinth		EC apply	18632.48	18632.48
7	30-04-15	CC/0303/15	EC- IOD	21846.87	25612.15	47459.02	
8	30-04-15	CC/0303/15	3rd Revised Sanctioned	18531.61	11905.57	30437.18	Work Stop
9	03-06-15	OCC/0263/15	Part Completion for Building A Part, B, C, D & Shops of G Building				Work Stop
10	21-11-15	CC/2681/15	4th Revised Sanctioned	18531.61	11905.57	30437.18	Work Stop
11	03-12-16	SEAC-2013/CR-287/TC 2	EC Granted	21846.87	25612.15	47459.02	
11	27-03-17	OCC/2012/16	Part Completion for Building E				Work completed
12	26-04-17	CC/0188/17	building Sanctioned	18561.79	11438.66	30000.45	sanction G building 12 floor
13	29-04-17	OCC/0220/17	Part Completion for H Building				Work completed
14	15-05-17	OCC/0476/17	Part Completion for H Building				Work completed
15	27-02-19	CC/3716/18	Building Sanctioned	22026.01	13279.6	35305.61	Under Const. sanction G building 19 floor
16	03-06-20	CC/0038/20	EC- IOD / EC granted	23825.01	24500.12	48325.13	EC granted on 31/03/22 adm 48325.13sqmtr
17	31-12-21	OCC/0953/21	Part Completion for G Bldg.				Work completed
18	10-08-22	As per EC	Total completed const.	20434.57	22469.61	42904.18	

Yours Truly,

Note:-

Building F Plinth level completed.

वांधकाम विकास विभाग कोट - ३
पुणे महानगरपालिका
आवक क्रमांक :- 300
दिनांक :- 28/12/2022

Ar. JAY AERAM
(Reg.No.CA-93/15811)

Office: Jay Aeram Arch. Pvt. - Shri Sidaneshwar Enclave, 3rd floor, 1088, Shukrawar Path, Saihe Colony, Pune - 411002.
Email: arch.jayaeram@gmail.com, architect@jayaeram.com, admin@jayaeram.com,
Website: www.jayaeram.com, Mob No. : 9096637642

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : -24010437/24020781-24014701

Fax : - 24014532 / 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 I.0/BO/ROHQ/CE/CG-1701002092

Date: 30/01/2017

To,

M/s. G. M. Kenjale Developers, "Emirus"

Sr. No. 107, Baner, Tal : Haveli, Dist : Pune

Sub : Consent to Establish in Orange category for Building / construction project.

Ref : Minutes of Consent Committee meeting held on 06/12/2016.

UAN No:- MPCB-CONSENT-0000011332, Date:-05/08/2016

For: Consent to Establish for Construction of Residential & commercial project.

Under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and 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:

- The consent to Establish is granted for a period upto: Commissioning of the unit or five years, whichever is earlier.
- The Proposed Capital investment of the Project is Rs. 128.0 Cr. (As per CA certificate).
- The Consent to Establish is valid for development of new Residential & commercial project by M/s. G. M. Kenjale Developers at Sr. No. 107, Baner, Tal : Haveli, Dist : Pune on total plot area 20,500.0 m² and total construction built up area 47,459.02 m² As per construction commencement certificate issued by local body.
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	126.99 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

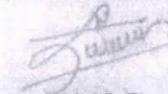
Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (82.5 + 100 + 325 + 380 KVA)	4	As per Schedule -II

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	348.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	316.0	Kg/Day	Segregation	By sale

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 comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2013/C.R.287/FC-2 dated 3rd December 2016.
10. Project proponent shall submit an affidavit in Board' prescribed format within 15 days regarding the compliance of conditions of Environment Clearance and Consent to Establish.
11. The applicant shall submit Board Resolution towards commencement of construction work without obtaining consent to Establish from MPC Board thus violated the provisions of Environmental Laws and in future you will not do such violations and applicant shall submit a Bank Guarantee of Rs. 2.0 Lakh towards submission of Board resolution by 31/01/2017.
12. This consent is issued under signature of HOD, as HOD is authorized to sign the consent vide office order issued by Environment Department, GoM vide no. सकिर्ण २०१७/प्र.क २६ /आस्थापना Dated 23/01/2017.

For and on behalf of the
Maharashtra Pollution Control Board



(N.N.Gurav)
Regional Officer (HQ)

Received Consent fee of -

Sl. No.	Amount (Rs)	DD/Date	Date	Drawn On
1	256000.0	RTGS - JSBPH16210000103	27/07/2016	Janta Sahakari Bank Ltd

Copy to:

1. Regional Officer, MPCB, Pune. And Sub-Regional Officer, Pune-1, 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-1

Terms & 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 130.0 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.	Suspended Solids	Not to exceed	50.0 mg/l.
2.	BOD 3 Days 27 degree C	Not to exceed	10.0 mg/l.
3.	COD	Not to exceed	100.0 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	180.73

[Handwritten Signature]

Schedule-II

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

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

Sl. No.	Capacity (KVA)	Height in Mtrs. (Approximate)	Type of fuel	Quantity
1.	DG sets (82.5 KVA)	4.0	HSD	14.0 Kg/Hr
2.	DG sets (100 KVA)	4.0		16.0 Kg/Hr
3.	DG sets (325 KVA)	4.0		49.0 Kg/Hr
4.	DG sets (380 KVA)	4.0		56.0 Kg/Hr

* 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
--------------------	---------------	---------------------------

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)	Ant of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish	Rs. 10.0 lakh	15 days at Regional Office Pune.	Rs. 10.0 lakh for ensuring the compliance of consent conditions.	Upto Commissioning of the unit	Five years
2	Establish	Rs. 2 Lakh	15 days at Regional Office Pune	Rs. 2.0 Lakh towards submission of Board resolution by 31/01/2017	31/01/2017	31/03/17

S. S. Jadhav

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.
 - 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.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010437/24020781/24014701

Fax: 24024068 / 24023515

Website: <http://mpcb.gov.in>

E-mail: jdwater@mpcb.gov.in



Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)

BY RPAD/ Fax/ Hand/Delivery

No. MPCB/ BO/JD (WPC) /Infra//Refusal/CC- 2008000029 Date 03/08/2020

To,

M/s. G. M. Kenjale Developers,

S. No. 107, Baner.

Tal: Haveli, Dist: Pune.

Sub – Refusal of Consent under section 27 of water (Prevention and Control of Pollution) Act 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act 1981

Ref- 1) Your Application vide UAN No. 0083874 dt. 29/11/2019

2) Show Cause Notice Issued by Board vide letter. dt. 20/07/2020

AND WHEREAS, you have made an application for grant of consent to Operate (part-I) for construction of housing project u/s 26 of the Water (Prevention and Control of Pollution) Act 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act 1981 and under rule 5 of the Hazardous & Other Waste (Management and Transboundary Movement) Rules, 2016.

AND WHEREAS, Board office had issued Show cause notice to construction of housing projects having plot area 20,500.0 Sqm and completed construction BUA 41,351.17 Sqm out of total Construction BUA 47,459.02 sqm vide above ref. at Sr. No. (2) on following non compliances :

- (i) You have not commissioned Sewage Treatment Plant for treatment of domestic effluent.
- (ii) You have not provided OWC + composting facility /Biogas digester with composting facility for treatment of bio degradable waste

AND WHEREAS, in spite of sufficient time given to you have fails to submit reply to the show cause notice for refusal of consent and compliance of scrutiny which shows your negligent attitude towards Environment Protection and compliance of directions hence it was decided to issue final refusal with stop work order.

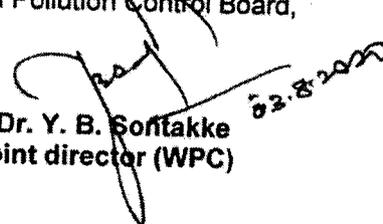
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In view of the aforesaid non compliances, your application for consent to part Operate for residential and commercial construction Projects is hereby refused under section 27 of the Water (Prevention and Control of Pollution) Act 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act 1981 and you are hereby directed to stop your construction activities forthwith, failing which the Board will have no option then to initiate further legal action against you, which please note.

You may prefer an appeal against the Refusal Order passed by Maharashtra pollution control Board, in case aggrieved by the refusal order, to the Appellate Authority within thirty days of receipt of this order.

For & behalf of the
Maharashtra Pollution Control Board,


Dr. Y. B. Sontakke
Joint director (WPC)

Copy submitted for information:

Deputy Commissioner, Pune Municipal Corporation, Pune

Copy to-

1. Regional Officer, MPCB, Pune: He is directed to issue closure directions.
2. Sub Regional Officer, Pune-I MPCB, : For information and necessary follow up action.
3. Law Officer, MPCB, Mumbai - For information and necessary follow up action.

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

Phone : (020) - 25811627
Fax : (020) - 25811029
Email : ropune@mpcb.gov.in
Visit At : www.mpcb.gov.in



3rd Floor, "Jog Center"
Wakdewadi, Mumbai-Pune Road,
Pune - 411 003.

MPCB/ROP/CD/ 200921001A

Date : 25/09/2020

To,
M/s. G. M. Kenjale Developers,
S. No. 107, Baner, Tal. Havelli,
Dist. Pune

Sub: Directions of Closure u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 31 A of the Air (Prevention & Control of Pollution) Act, 1981 and Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016.

- Ref:**
- 1) Your application for renewal of consent operate submitted by SRO Pune-I to HQ vide UAN No. 0000083874, Dtd. 29/11/2019.
 - 2) Show Cause Notice for refusal of consent vide Board office letter no. MPCB/JD(WPC)/Infra/B-2007200003, Dtd. 20/07/2020.
 - 3) Final refusal of consent vide Board office letter no. MPCB/Bo/JD(WPC)/Infra/Refusal/CC-2008000029, Dtd. 03/08/2020
 - 4) Legal Action proposal received from Joint Director (WPC) vide No. LEGAL ACTION NO. MPCB-LEGAL_ACTIONS-110720001, Dtd. 21/09/2020

WHEREAS, your project is located in the "Pollution Prevention Area" under the Water Act, 1974; under the Air Act, 1981 and Authorization under the Hazardous and Other Wastes (Management & Transboundary Movement) Rules, 2016 and amendments therein from time to time.

AND WHEREAS, the Board had granted conditional consent to operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974, under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous & Other Wastes (M & TM) Rules, 2016. And, it is obligatory on your part to provide pollution control systems as it warranted and to operate and maintain the same continuously and effectively so as to achieve the standards prescribed in the consent.

AND WHEREAS, you have made application for grant of consent to operate (Part-I) for construction of housing project u/s 26 of the Water (Prevention and Control of Pollution) Act, 1981 and under rule 5 of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.

AND WHEREAS, Board had issued Show Cause Notice to construction of housing projects having plot area 20500.0 sqm and construction completed BUA 41351.17 sqm out of total BUA 47459.02 sqm vide above ref. at Sr. No. (2) on following non compliances,

1. You have not commissioned Sewage Treatment Plant for treatment of domestic effluent.
2. You have not submitted status of OWC + Composting facility / Bio gas digester + composting facility for treatment of Bio degradable waste.

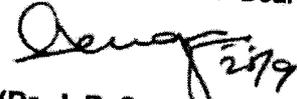
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AND WHEREAS, in spite of sufficient time given to you have fails to submit reply to the show cause notice for refusal of consent and compliance of scrutiny which shows your negligent attitude towards Environment Protection and compliance of directions.

AND WHEREAS, Board has refused renewal of consent to operate under section 27 of Water (Prevention and Control of Pollution) Act, 1974 and under section 21 of the Air (Prevention and Control of Pollution) Act, 1981 vide ref. at sr. no. (3) and directed me to issue closure directions to your commercial / residential construction project.

NOW THEREFORE, in exercise of powers conferred upon me by the Board u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 31 A of the Air (Prevention & Control of Pollution) Act, 1981, I the undersigned, Dr. J. B. Sangewar, Regional Officer at Pune hereby direct you to stop your all your / construction activities forthwith till obtaining valid consent to operate and further orders from the Board. The competent authority is directed to disconnect electricity supply of your industry, which may please be noted.

For and on behalf of
Maharashtra Pollution Control Board



(Dr. J. B. Sangewar)
Regional Officer, Pune

Copy submitted to:

1. Hon'ble Member Secretary, MPCB, Mumbai – for favour of information.
2. The Joint Director (WPC), MPCB, Mumbai-for information.
3. The Joint Director (APC), MPCB, Mumbai-for information.

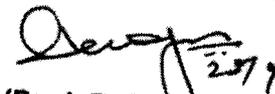
Copy to:

1. Sub-Regional Officer, Pune - I :-
He is directed to serve the directions to the PP and competent authority, keep necessary follow up and submit the compliance report.

Copy f.w.c.s. to:

1. Executive Engineer, MSEDCL Division Baner Raod, Behind IDBI Bank, Baner, Pune - 4111045
- He is directed to disconnect the electric supply of above unit, after receipt of these directions and communicate accordingly.
2. Executive Engineer (Water Supply), Pune Municipal Corporation Pune, Pune:-
- He is directed to disconnect the water supply of above unit, after receipt of these directions and communicate accordingly.

For and on behalf of
Maharashtra Pollution Control Board



(Dr. J. B. Sangewar)
Regional Officer, Pune

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

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



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

MPCB/RESTART/ 2104290001

Date: 29/04/2021

To,
M/s G. M. Kenjale Developers,
S. No. 107, Baner, Tal. Havell,
Dist. Pune.

Sub: Conditional Restart Directions under section 33A of the Water (P& CP) Act, 1974 and under section 31A of the Air (P & CP) Act, 1981.

- Ref:**
1. Board's Closure Directions vide letter no. MPCB/ROP/CD/2009210014, Dtd. 25/09/2020
 2. Project Proponent submitted restart proposal and reply to closure directions vide letter Dtd. 28/09/2020.
 3. Visit of Board Official to your construction project on 21/12/2020
 4. Restart Proposal submitted by Sub Regional Officer Pune-II with vide no LEGAL_ACTIONS- 020221013 on 02/02/2021 and approved by HQ on 25/02/2021.

.....
This refers to the Closure Directions issued by Board vide letter under ref (1) to your construction project due to non-compliances / violations of Environmental Acts and causing environmental pollution.

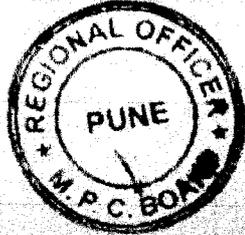
Considering your reply and approval received from HQ on 25/02/2021. The Closure Directions is withdrawn herewith and allowed to restart / resume your construction and operation activates subject to following terms & conditions.

1. You shall not operate any residential and commercial projects till to obtaining valid consent to operate from the Board.
2. You shall not carry out any further construction of your residential and commercial projects without obtaining valid consent from the Board.
3. You shall not carry out any expansion without obtaining consent to establish and operate from the Board.
4. You shall operate and maintain sewage treatment plant or water pollution control system continuously so as to achieve consented discharging standards.
5. You shall recycle / reuse treated domestic effluent for flushing, fire fighting and cooling of air conditioners etc. and remaining shall be dispose as per stipulated in consent granted by the Board.
6. You shall not discharge any substandard effluent directly or indirectly into any water body or municipal sewer at any condition.
7. You shall operate OWC + Composting Facility / Bio Gas Digester + Composting facility continuously for the treatment of Bio Degradable Wastes.
8. This restart directions issued subject to compliance report submitted to Regional Officer, Pune, within 15 days period towards compliance of the directions.
9. You shall submit Bank Guarantee of Rs. 1,00,000 (One Lakh) towards compliance of the directions.

These directions are issued under the powers conferred upon me by the Board under section 33A of Water (Prevention and control of Pollution) Act, 1974 and 31A of Air (Prevention and control of Pollution) Act, 1981.

These directions shall be followed scrupulously. In case of non compliance, the Board is constraint to take stringent legal action including forfeiting of bank guarantee and closure of unit, which may please be noted.

This is issued with the approval of Member Secretary of the Board.



For and on behalf of
Maharashtra Pollution Control Board,

Nitin Shinde
29/01/21
(Nitin Shinde)
I/c. Regional Officer, Pune

Copy submitted for favor of information to:-

1. The Member Secretary, MPCB, Mumbai

Copy forwarded to:-

1. Joint Director (WPG), MPCB, Mumbai
2. Law Officer (P & L Div), MPCB, Mumbai

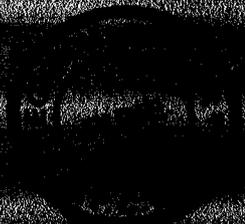
Copy to

- Sub Regional Officer, Pune - He is directed to serve the directions and report the compliance accordingly and keep visit and necessary follow up.

Copy forwarded with compliments for necessary action to:-

1. Executive Engineer, MS&FC, Dahanu Bener Road, Pune-411045 - He is directed to restore the water supply of above unit after receipt of these directions and communicate accordingly.

Executive Engineer (Water Supply), Pune Municipal Corporation, Pune -
He is directed to restore the water supply of above unit, after receipt of these



For and on behalf of
Maharashtra Pollution Control Board,
Nitin Shinde
(Nitin Shinde)
I/c. Regional Officer, Pune



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/RED/L.S.I

No:- Format 1.0/CC/UAN No.0000096050/CO 2106001331

Date: 29/06/21

To,
M/s. G. M. Kenjale Developers
S. No. 107,,Baner
Tal: Havell, Dist: Pune.



Your Service is Our Duty

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

- Ref:**
1. consent to Establish for granted vide No. Format 1.0/BO/ROHQ/CE/CC-1701002092 dt. 30/01/2017.
 2. Environment Clearance accorded vide no. SEAC-2013/CR-287/TC-2 dtd: 03/12/2016.
 3. Minutes of Consent Committee Meeting held on 20/04/2021 & 22/04/2021

Your application NO. MPCB-CONSENT-0000096050

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

1. The 1st Consent to Operate is granted for a period up to 30.09.2022
2. The capital investment of the project is Rs.98.5 Cr. (As per undertaking submitted by pp).
3. The Consent to Operate (Part) is valid for Construction of Residential & Commercial Project named as M/s. G. M. Kenjale Developers, S. No. 107,,Baner,Havell,Pune on Total Plot Area of 20500.00 SqMtrs for construction BUA of 41351.17 SqMtrs out of Total Construction BUA of 47,459.02 SqMtrs as per EC granted dated 03.012.2016 including utilities and services & & As per Architect certificate submitted by Project proponent.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

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



Sr No	Description Permitted	Standards to	Disposal
2.	Domestic effluent	133	As per Schedule - I
			The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set (90 KVA)	1	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	wet garbage	291 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manuar
2	Dry Garbage	241 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3	sludge	5.32 Kg/Day	-	used as manure

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

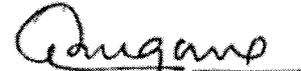
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016
11. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
12. Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase
13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.



14. The online monitoring system installed for the parameters ,pH Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.
15. Project Proponent Shall not use groundwater till obtain permission from Central Ground Water Authority (CGWA).
16. . Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking
17. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd. 3/12/2016

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-1432	22/08/2020	NEFT
2	250000.00	MPCB-DR-3806	12/01/2021	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A) As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity 135 CMD for treatment of domestic effluent of 133 CMD.

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

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

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	172.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set (90 KVA)	Acoustic enclosure	2.0	HSD	10 Kg/Hr

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

Total Particular matter	Not to exceed
	150 mg/Nm3

- 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 for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent (C2E/C 2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate (Part-I)	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions	Continuous	31/12/2022

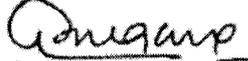
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose If any may be extended for period of validity as above.



Maharashtra Pollution Control Board
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- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

MAHARASHTRA POLLUTION CONTROL BOARD

Phone No. 24010437 / 24020781
 Visit us at : <http://mpcb.gov.in>
 mail : jdwater@mpcb.gov.in



"Your Service is our Duty"

Kalptaru Point 2nd floor,
 Sion Matunga Scheme Road
 No. 8, Infant of Sion Cercal,
 Sion (E),
 Mumbai – 400 022.

No.BO/JD(WPC)/CC/SCN/TB- **220 725 000 2**
 To,
 M/s. G. M. Kenjale Developers,
 S.N. 107, BANER,
 Tal: Haveli Dist: Pune.

Date: **25/07/2022**

Sub: - Show Cause notice for refusal of Revalidation of Consent to Establish with expansion for construction project.

- Ref: -**
1. Consent to Establish vide No. Format1.0/BO/ROHQ/CE/CC-1701002092 dtd. 30.01.2017
 2. Consent to operate(part-I) vide No Format1.0/CC/UAN No 0000096050/CO/21060001331 dtd 29.06.2021.
 3. Your application for Revalidation of Consent to Establish with Expansion vide UAN No MPCB CONSENT 0000132377
 4. Minutes of 7th Consent Committee meeting dtd 27.06.2022.

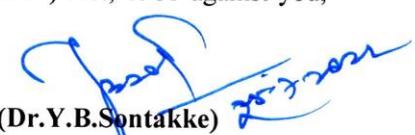
.....
WHEREAS, you have applied for grant of revalidation of consent to establish with expansion in construction project under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974; under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 and Hazardous & Other Wastes (M & T M) Rules 2016.

AND WHEREAS, your application was discussed in 7th Consent Committee Meeting held on 27.06.2022 and it was decided to issue Show Cause notice for refusal of consent due to following reasons-

- (i) PP has not obtained CGWA NOC for extraction of ground water.
- (ii) PP has not obtained revalidation of consent to establish after 30.01.2022.
- (iii) The reports of JVS of treated sewage effluent collected on 21.12.2020 observed exceeding the standards in case of BOD (36 mg/l) and COD (88 mg/l).
- (iv) PP has not submitted Balance Sheet for Capital Investment.

NOW THEREFORE, you are hereby directed to show cause as to why your application for grant of consent to establish should not be refused under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 And Hazardous & Other Wastes (M & T M) Rules, 2016.

You are hereby called upon to submit your reply to this notice within a period seven days from the receipt of this communication, failing which, Board have no option than to refuse your Consent as mentioned above and to initiate appropriate legal action under the provision of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 against you, which may please be noted.


 (Dr. Y.B. Sontakke)
 Joint Director,
 Water pollution Control

Copy for necessary action to-
 Regional Officer, Pune & S.R.O, Pune-I: They are directed to ensure that SCN to be served to the industry, keep followup and submit the compliance report.

334

Delete Archive Report Reply Reply all Forward

Annexure-11**Fwd: O. A No. 01/2022 (WZ) NGT- documents**

Some content in this message has been blocked because the sender isn't in your Safe senders list.
I trust content from sandeep22-cgwb@gov.in. | Show blocked content

SW Sandeep Waghmare <sandeep22-cgwb@gov.in>
To: SRO Pune 1
Cc: N Varadaraj <rdcr-cgwb@nic.in>; OIC SUO Pune <oicpune-cgwb@nic.in>

Tue 16-08-2022 15:02

declaration about ground wate...
81 KB

Sir,
With reference to the trailing mail, please find attachment pertains to declaration about ground water extraction as received from "EMIRUS" in O.A No. 01/2022 (WZ) Shashikant Vitthal Kamble Versus Ministry of Environment, Forest and Climate Change & Ors. reg.
This is for your kind information and needful action.

Regards

S D Waghmare
Scientist-B
CGWB, SUO, Pune

From: "OIC SUO Pune" <oicpune-cgwb@nic.in>
To: "Sandeep Waghmare" <sandeep22-cgwb@gov.in>
Sent: Thursday, August 11, 2022 5:38:54 PM
Subject: Fwd: O. A No. 01/2022 (WZ) NGT- documents

From: abhijitkulkarni@gmail.com
To: "OIC SUO Pune" <oicpune-cgwb@nic.in>
Sent: Thursday, August 11, 2022 4:55:24 PM
Subject: O. A No. 01/2022 (WZ) NGT- documents

Respected Sir,

With reference to your joint committee visit dated 5th July 2022 in O.A No. 01/2022 (WZ) Shashikant Vitthal Kamble Versus Ministry of Environment, Forest and Climate

**G.M.
KENJALE**

KUNDAN - MEHTA

DECLARATION

We M/s. G M Kenjale Developers have constructed a Residential & Commercial project namely "EMIRUS" situated at Survey No. 107, Baner, Tal- Haveli, Dist - Pune.

We hereby declare as under -

1. That there is no bore well existing on site for ground water extraction.
2. That there are Rain water Harvesting pits through which Ground Water Recharge is done.
3. That the source of water requirement for Construction is met through registered Tanker Water Suppliers.
4. That in future if we intend to use Ground water to meet our water requirement, the permission from CGWA shall be obtained.

This Declaration is given on 10th of August 2022 at Pune.


G M Kenjale Developers
Milind Kenjale (Partner)



Top view of Building B, C, D, E & F (Under construction)



Building G & H



Building A



Building E & F (Under construction)



Organic Waste Convertor



Package type - Sewage Treatment Plant



Rainwater recharge Pits - 1



Rainwater recharge Pits - 2



Rainwater recharge Pits - 3



Rainwater recharge Pits - 4

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010437/24020781/24014701		Kalpataru Point, 2nd - 4th Floor
Fax: 24024068 / 24023515		Opp. Cine Planet Cinema,
Website: http://mpcb.gov.in		Near Sion Circle, Sion (E)
E-mail: ast@mpcb.gov.in		Mumbai-400 022.
No. BO/MPCB/AS(T)/Circular/B- 220712FTS0047		Date: 12/07/2022

CIRCULAR

Sub: Provision of penal fess for occupiers violating combine consent regime prescribed under Air/Water Act – reg.

Ref: Minutes of 178th Board Meeting held on 24/02/2022.

It is mandatory on the part of industries/entrepreneurs to obtain Consent to Establish and Operate under section 25/26 of the Water (Prevention & Control of Pollution Act) 1974, under section 21 of Air (Prevention & Control of Pollution) Act 1981 and Authorization under Hazardous & Other Waste (Management & Transboundary Movement) Rule 2016. However, it has been noticed that, often industries were found to be violating the aforesaid provisions and the violations noticed are as below:

1. To take effective steps towards establishment of project/unit without obtaining Consent to Establish from the Board
2. To take effective steps without revalidating Consent to Establish from the Board.
3. To start Commercial production/to hand over occupancy without obtaining Consent to Operate from the Board
4. To carry out expansion activity and applying directly for Consent to Operate without obtaining Consent to Establish of the Board.
5. To operate the activity without valid consent to operate of the Board and applying after lapse of validity period.
6. To store and disposal of Hazardous Waste not consistent with provisions of rules

The MPC Board has published Enforcement Policy for issuance of directions on account of degree of violation by imposing/forfeiting proportionate Bank Guarantee. The matter of such violations was discussed during Consent Appraisal Committee/Consent Committee and was decided to formulate the deterrent policy towards above mentioned violations and such other violations. Hence, it is important to discourage the defaulting industries by adopting "Polluter Pays" principal by imposing appropriate cost for violation of provisions of Environment enactments.

The MPC Board in its 178th Board meeting held on 24/02/2022 vide item No. 12 has considered to impose appropriate penal fees towards violation of Environmental enactments, the penal fees shall be imposed as below:

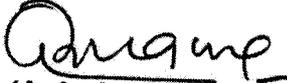
:2:

Sr. No.	Violation	Cost of Violation
01	Taking effective steps towards establishment of project/unit prior to obtain Consent to Establish from the Board	Red Category: 5 times of one term consent fee X no. of years of violation*
02	Taking effective steps without revalidating Consent to Establish of the Board.	
03	Industry: Starting Commercial production prior to obtain Consent to Operate of the Board.	Orange Category: 3 times of one term consent fee X no. of years of violation*
	Infrastructure Project: Handing over possession prior to obtaining Consent to Operate of the Board and Occupancy certificate from Local Body.	
04	Operating the industry/activity without valid consent to operate of the Board and applying after lapse of validity period.	Green Category: 1 time of one term consent fee X no. of years of violation*

* Calculations of number of years shall be calculated on the basis of number of days of non-compliance.

The penal fees amount to be paid by PP through online e-payment gateway.

All the Officers of the Board should implement this circular scrupulously without fail.


(Ashok Shingare, IAS)
Member Secretary

Copy submitted to: The Hon'ble Chairman, MPC Board Mumbai- for favour of information

Copy to:

1. The Assistant Secretary (Tech)/Joint Director (APC)/Joint Director (WPC)/Principal Scientific Officer/Regional Officer (HQ) MPC Board Mumbai
2. Law Officer/Statical Officer, MPC Board Mumbai

Copy to:

1. All Regional Officer, MPC Board
2. All Sub-Regional Officer, MPC Board
3. EIC- He is directed to place the circular on Board's website.

GOVERNMENT OF MAHARASHTRA

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

SEAC-2013/CR-287/TC-2
Environment Department,
217 (Annex), Mantralaya,
Mumbai - 400 032.
Date : 29/11/2014

By Fax/ RPAD/ Speed Post

To,

M/s. G. M. Kenjale Developers.
22, Parvati Gaon,
Pune - 411 009.

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

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

AND WHEREAS, you have applied for Environmental Clearance for proposed project "Emirus" at Village Baner Tal. Haveli, Distt. Pune. During the 20th meeting of the State Level Expert Appraisal Committee held on 4th to 7th November 2014, it was observed that you have started the construction activity without obtaining prior Environment Clearance from the Government of Maharashtra. This amounts to violation of the EIA Notification 2006.

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

a) Why your building construction activity shall not be stopped forthwith for the violation of Environment Impact Assessment Notification dtd. 14.9.2006, issued by the Ministry of Environment & Forest, Government of India, for not obtaining prior Environmental Clearance from the Competent Authority / Government of Maharashtra?

b) Why further legal action shall not be initiated against you under the provisions of the Environment (Protection) Act, 1986 and Rules made there under?

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

Medha Gadgil

(Medha Gadgil)
Addl. Chief Secretary,
Environment Department

Kanjale Promoters & Builders

Inv. No: 1062

Date: 13/12/14

Department: C, M, F, L, O

C

GOVERNMENT OF MAHARASHTRA

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

SEAC-2013/CR-287/TC
Environment Department
217, Annex Building, Mantralaya
Madam Cama Road, Mumbai - 400 032
Date : 26/05/2015

Violation Withdrawn

Annexure-15

By Speed Post/ RPAD / Hand Delivery
To,

M/s. G. M. Kenjale Developers,
22, Parvati Gaon,
Pune - 411 009

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

Ref. :- 1. Proposed Directions issued vide letter dtd. 29.11.2014.
2. Your reply dtd. 22.12.2014.
3. Circular issued by the Environment Department, G.o.M. dtd. 21.4.2015.
4. Personal hearing extended to you on 19.5.2015.

We refer to the minutes of the 20th meeting of SEAC-III held on 4th to 7th November 2014 wherein your proposed project "Emirus" at Village Baner Tal. Haveli, Distt: Pune was referred to the Environment Department to verify the issue of violation.

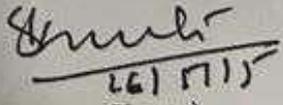
Accordingly, the Proposed Directions were issued vide above ref.(1). We also refer to your reply submitted vide above ref. (2), which was scrutinized and followed by personal hearing extended to you on 19.5.2015 before the Principal Secretary, Environment Department.

During the course of hearing, your representative has submitted that you have applied for EC on 2.4.2013 for proposed total BUA admeasuring 36031.41 m². Your representative also submitted that you have carried out construction of total BUA admeasuring 12600.94 m² at site, which is below 20000 m². Your Architect also certified the actual constructed area admeasuring 12600.94 m², which is reported by you.

We also refer to the recent Circular dtd. 21.4.2015 issued by the Environment Department, G.o.M. by taking cognizance of the Orders dtd. 24.3.2014 & 18.12.2014 passed by Hon'ble High Court in the matter of Glomore Construction and others V/s Union of India stating "Proposed construction projects wherein project proponent has undertaken total construction below 20000 m² may not be considered as a violation of EIA Notification of 2006 (amended time to time) and read with OM of M.o.E.F. dtd. 12.12.2012 & 27.6.2013."

In view of the documents submitted by your representative vide letter dtd. 22.12.2014, additional information submitted during the course of personal hearing and your Architect's certificate followed by a Circular dtd. 21.4.2015 issued by the Environment Department, G.o.M. and detailed scrutiny thereof, it has been observed that you have carried out the construction of total BUA admeasuring 12600.94 m², which is less than 20000 m². Therefore, it is hereby concluded that there is no case of violation as prescribed in the EIA Notification, 2006 and accordingly the Proposed Directions issued vide above ref.(1) is hereby withdrawn.

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


(Sitaram Kunte)
Principal Secretary,