

Joint Committee Report in Original Application No.100/2019(WZ)

Rameshwar R Maniyar v/s Union of India & Ors

Applicant Shri. Rameshwar Maniyar filed Original Application No. 100/2019 against M/s Landscape Reality for constructing residential project at Gat no. 387 & 404, A/P Jambhul, Taluka – Maval, District-Pune. Hon’ble NGT vide order dated 05/03/2020 constituted a joint committee of SEIAA, MPCB and PMRDA. Hon’ble NGT vide Order dated 23/05/2022 directed joint committee to submit detailed report again. In compliance of NGT order dated 23/05/2022 Joint committee carried out site visit on 05/07/2022.

Joint committee visit was carried out by following joint committee members along with the applicant –

- Shri. Pankaj Joshi - SEIAA Member.
- Shri. Nitin Shinde - Sub-Regional Officer, MPCB Pune-2.
- Mrs. Sonali Aher - PMRDA Representative

Joint committee is submitting detailed report as below -

SR. NO.	PARA	REMARKS
1	The Petitioner and his wife are buyer of Row House in the project namely “Anantsrishti” and which is developed by respondent no. 10. The Petitioner is the citizen of India and is a qualified Architect. He did his B.Arch. from Sir J.J. College of Architecture, Mumbai in the year 1998. The Petitioner has got several awards including AESA, Pune Award 2017 for standalone multi-tenement building category with an aim to encourage, stimulate and inspire creativity in Architect, Team work in building industry and also to generate greater Architectural awareness in the Society, Hereto annexed and marked Annexure- “A” is a copy of Registration between Petitioner as buyer and respondent no. 10 as seller of Row House C1 including Index II.	--

2	Respondent No. 10 is the Landscape Realty, a registered partnership Firm who has undertaken the development of the project. Further the said developer is and was more particularly known in the society and especially in Pune for the Brand of Jeweller having Legacy of more than 150 years and to encase the goodwill of the Jewellery Business, the Respondent no. 10 ventured the activity of Construction business which was started in the year 2010.	--
3	The Remaining all the Respondents are, Authorising authorities and / or an authority allowing the Respondent no. 10 with certain conditions as is stipulated in laws, The Said Parties are responsible for action and / or inaction of whatsoever nature which is directly and / or indirectly causing harm to Environment, Natural Habitat of animals or otherwise. The Said Authorities are also responsible for preserving Natural Resources such as Water reserves, Land and Air, may be owned by Developer and / or otherwise.	--
4	The Petitioner submits that, Respondent number 1 to 9 and 13 to 15 and 19 are the department heads and officer responsible for actions and inactions in the present project. The Respondent number 10 is Developer and Respondent number 11 is Architect and Respondent No. 12 is Environment Consultant of the project. Remaining all the respondents are necessary party in the project.	--
5	By way of this petition, the Petitioner is bringing to notice of Hon'ble Tribunal, the violations of terms and conditions levied by various sanctioning authorities for permitting the construction activity along with pre-conditions of norms to be followed to avoid damage to the environment. Further to notify the action and inaction performed by various sanctioning authorities and / or monitoring authorities' in spite of repeated reminders of petitioner by way of various letters and correspondences, It is pertinent to note that all these mentioned authorities are protector of environment and help curb the pollution by way of strict actions against the violators. The relevant facts in brief are as under	--
6	'Project Description which is under challenge'	Respondent No. 10 has obtained Consent to Establish from

	<p>The Respondent No. 10 purchased a land totally adm. 134452.97 sq. meters, comprised in Gat Nos. 387 and 404 of Village Jambhul, Taluka Maval, District Pune. However the actual area under the layout is 130890.00 sq. meters. The respondent No. 10 proposed to develop Residential Group Housing Scheme consisting of Bungalow Plinths, Row Houses and various buildings. In the group housing scheme the entire area of layout is treated as one single plot and no sub-divisions therein are permissible.</p>	<p>Maharashtra Pollution Control Board (MPCB) for total plot area 134452.97 sq. mtr. And for total construction BUA 81781 sq. mtr. On 14/10/2016 which was valid up to 5 years and then respondent no. 10 on 08/01/2020 obtained amendment in consent to establish with expansion for construction of residential project having total plot area 130890 sq. mtr and proposed BUA 125166.8 sq. mtr as per EC dated 26/03/2019. This amended C to E is valid up to 5 years from date of issue. Consent to Establish dated 14/10/2016 (Attached as Annex A-1) and Amended C to E dated 08/01/2020 (Attached as Annex A-2)</p>
7	<p>“Condition in 46th, 50th, 54th, Meeting of State Level Expert Appraisal Committee (SEAC) for Environment Clearance (EC)” <u>(for the sake of convenience hereinafter referred as SEAC)</u></p>	
7a	<p>The Respondent No. 10 submitted a proposal before the Environment Department, Maharashtra State for Environment Clearance (EC). As the plot and project is close to River Indrayani, proposal of respondent no. 10 was discussed in the 46th meeting of the State Level Expert Appraisal Committee (SEAC) held on 22nd October, 2011. Amongst others the SEAC Committee decided Storm Water shall be collected and stored in separate pond. The Location of the same shall be shown in plan along with the location of another separate pond for the storage of treated waste water, Calculations to show adequacy of ponds shall be furnished.</p>	<p>As per joint committee visit dated 05/07/2022 respondent no. 10 has constructed pond as per SEAC and no discharge was found to any other water body.</p>
7b	<p>After minutes of meeting of 46th Meeting of SEAC which was held on 22nd October 2011, the project case was discussed in 50th Meeting of the</p>	<p>Environment Clearance granted on 18/10/2012 for total plot area</p>

	State Level Appraisal Committee held on 8 th to 11 th February 2012 as Compliance Case. Amongst others the SEAC Committee decided, “The case was discussed on the basis of the presentation made by the proponent. Phase-I is already in under progress and the proposal is an expansion project. Details of the construction are not mentioned in form 1. Therefore it is deemed to be violation of the EIA Notification, 2006. Environment Department may look into matter for the aforesaid violation and take necessary action. It was decided by SEAC and the project proponent was requested to comply with the observations of the committee.	134492.97 sq. mtr. and total BUA 81781 sq. mtr. EC dated 18/10/2012.
7c	After 46 th Meeting and 50 th Meeting, the project case was considered in 54 th Meeting of the SEAC which was held on 2 nd to 5 th May 2012 as Compliance Case. SEAC decided to recommend the proposal for Environment Clearance only after complying with the following conditions: Amongst others important condition was to Reduce the depth of the pond to 1.5 m and increase the surface area for better evaporation. This was important condition as River Indrayani is very close to the project and the committee decided not to let out water outside the project area.	As per certificate dated 10/01/2020 (Attached as Annex A-3) stating that respondent no. 10 has completed installation and erection of 1580 KL evaporation pond at Gat No. 387 & 404, Mouje Jambhul, Pune. The details of said pond are- * Pond capacity (volume)- 1580 KL. * Area of pond- 1265 sq. mtr. * Depth of pond- 1.25 mtr and no discharge was found outside the premises from pond and from outlet of STP.
7d	After 46 th , 50 th and 54 th Meeting of SEAC, project proponent explained the proposal to State Environment Impact Assessment Authority (SEIAA) in its 46 th Meeting of SEIAA held on 16 th / 17 th May 2012.	Details of pond are mention above.
“Conditions in 46 th Meeting of SEIAA”		
	In its 54 th Meeting SEAC recommended the proposal for grant of EC only after complying with the following conditions :- (i) the depth of the pond (for storage of surplus treated water) should be reduced to 1.5 m (from 3.5m) and surface are should be increased for better evaporation; and (ii) 2000 trees should be planted. The project proponent explained that maintaining a depth of 3.5m would ensure that	As per condition no 23 mentioned in commencement certificate dated 22/03/2018 , 1681 trees to be planted. Developer has submitted Certificate dated 12/08/2020 with application for

	<p>smaller quantity of water would be lost by evaporation, so that more water could be utilized. They also stated that the tank will be adequately protected on all sides with fencing. The suggestion regarding planting of 2000 trees will be complied with.</p> <p>“Important conditions discussed in Meeting as River Indrayani is very close to the project”</p> <p>It was found that there are no sewage lines available in the area. The project proponent stated that the Village Panchayat has plans to make up sewerage project in the Village. The project proponent will vigorously pursue the matter. It was clarified to him it would not be possible to take up the entire project unless there is certainty regarding coming into existence of sewerage project.</p> <p>It was, therefore, decided to accord approval for grant of EC for phase 1 of the project (with up to 8 buildings and 450 flats) subject to the project proponent furnishing (i) revised area and other statements for phase 1; and (ii) an undertaking that no treated or untreated waste water would be let out to any Nala or water body outside the project area.</p>	<p>part Occupancy mentioning 1650 trees are planted and assured that remaining would be planted prior to obtaining final occupancy certificate. (Attached as Annex P-1)</p> <p>Respondent no. 10 has provided STP of 270 CMD capacity based on MBBR technology. The said STP is in operation by respondent no. 10, treated waste water is being used for landscaping, flushing etc.</p>
7e	<p>Before undertaking the further project the Respondent No. 10 submitted a proposal before the Environment Department, the proposal was considered in its meetings and in 46th, 50th and 54th Meetings decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by respondent no. 10 was considered by State Level Environment Impact Assessment Authority in its 46th Meeting. Amongst others the proposal contained that the total fresh water requirement of the project was 577.12 m³/Day. In the proposal 2 STP were proposed on having capacity of 372 m³/day and another of 91.7 m³/Day. In the 54th Meeting of SEAC, it was clarified to the Respondent No. 10 that it would not be possible to take the entire project unless there was certainty regarding coming into existence of Sewerage Project and that initially Phase-I could be taken up with upto 8 buildings and 450 flats out of 12 buildings and 870 flats and Phase-II may be taken up after the Sewerage Project is prepared indicating possibility of completion of the project in 3 to 4 years and work is</p>	<p>Respondent no. 10 has provided STP of 270 CMD capacity. The consent committee meeting dated 20.7.2019 consider the compliance status of closure direction dated 4.4.2019 and withdrew the closure direction and granted consent to operate (part) dated 6.8.2019. The Respondent PP obtained renewal consent to operate (part) on 17.4.2022. (consent to operate attached collectively as Annex A-4)</p>

	<p>awarded for execution. Thereafter EC clearance was given to the Respondent No. 10 on 18.10.2012 on the terms and conditions stated therein. One of the condition is that no treated or untreated waste water would be let out to any Nala or Waterbody outside the project area. Another condition is that the Respondent No. 10 shall ensure completion of STP, MSW Disposal Facility, and Green Belt Development prior to occupation of the buildings and that no physical occupation or allotment shall be given unless the environmental infrastructure is installed and made functional including water requirement. The petitioner states that the Indrayani River is very close to the Project. Hereto annexed and marked Annexure- “B” Collyare copies of the Minutes of 46th Meeting, 50th Meeting, Recommendation of SEAC of 54th Meeting and Minutes of 46th Meeting of SEIAA and Environment Clearance dated 18.10.2012 and Google map of the project area.</p>	
8	<p>The Petitioners state that earlier the Respondent No. 10 had obtained sanction to the layout and building plans for an area less than 20000 sq. meters, in the year 2011. After EC Clearance the Layout and the building plans were again modified inconformity with the EC Clearance on 04.01.2013. The 8 buildings were sanctioned with Parking on the ground and 7 upper floors. In these 8 Buildings there were 448 tenements consisting of 1 BHK, 2 BHK and 2.5 BHK. The plans were sanctioned also for 39 Row House and 136 Plinth Bungalow Structures and two Club Houses. The plans also showed 5 open spaces A to E. The Pond area as per EC was in Open Space A. These plans were recommended by ADTP Pune and sanctioned by the Collector Pune as at that time the lands fell within their jurisdiction. Here to annexed and marked Annexure- ‘C’ is a copy of the Plan sanctioned on 04.01.2013.</p>	<p>Before 31st March 2015 Collector, Pune district had the authority to give Development permission in the Regional plan area of Pune District. In line with this, the said project got approval from Collector, Pune on 04/01/2013 for Plot area- 130890.00 Sq.mt.(as per 7/12 extract), Permissible Built up Area is 69,294. 83 Sq.mt.(75% of net plot area) and Proposed Built up Area is 50,749.12 Sq.mt. Which was well within the Environment Clearance dated 18/10/2012 for plot area 1,34,452.97 SQ.MT.(area as per demarcation),Proposed FSI 69,294. 83 Sq.mt. And Total Built up Area 81,781.00Sq.mt.</p>

9	<p>The Respondent No. 10 started construction of Buildings, Row Houses and Bungalow Plinths and also started entering into agreement with the Buyers. Out of 39 Row Houses the construction of about 16 Row Houses is in progress. The Petitioners have purchased a Row House C-01 which is under construction. The Respondent No. 10 started construction of 6 out of 8 Buildings. In the sanctioned plans of 2013 all these 8 buildings were parking plus 7 upper floors. 4 buildings are complete and the Respondent No. 10 has handed over possession of Flats there in to the Buyers without occupancy certificate as well as without complying with the conditions in EC Clearance as well as Fire Safety Requirements. The Petitioner was initially an Architect appointed for the Project. The Respondent No. 10 started illegal constructions in variance with the sanction plans such as constructing 8th floor of two buildings even though the plans were sanctioned upto 7th floor to which petitioner objected. The Petitioner objected irregularities of respondent No. 10 through emails at various occasions. As per guidelines, rules and regulations of Council of Architecture framed under Architects Act 1972, and as per bye laws of PMRDA, Architects are responsible for their duties and responsibilities towards nation such as Architects should not supervise illegal constructions and / or sign any plan / drawings in deviation of bye laws and / or issue completion certificate if the construction is not carried on in accordance with the approved drawings / plans and hence petitioner objected. Hence the Respondent No. 10 removed the Petitioner as an Architect on 29.11.2016 and they thereafter appointed another Architect who is respondent no. 11. It was duty of respondent no. 11 to follow guidelines, rules and regulations of Council of Architecture framed under Architects Act 1972, and as per bye laws of PMRDA, Architects are responsible for their duties and responsibilities towards nations such as Architects should not supervise illegal constructions and / or sign any plan / drawings in deviation of bye laws and / or issue completion certificate if the construction is not carried on in accordance with the approved drawings / plans. Petitioner has filed complaint against respondent no. 11 as per Architects Act 1972 to Council of</p>	<p>On 31st March 2015, Pune Metropolitan Regional Development Authority was constituted under provision of Maharashtra Metropolitan Region Development Authority Act and Maharashtra Regional and Town Planning Act 1966. Since then Pune Metropolitan Regional Development Authority is Planning and Development Authority for the Pune Metropolitan region. Accordingly Revised Permission has been accorded by Pune Metropolitan Regional Development Authority for the said project on date 22/03/2018. for the Plot area 1,30,890 sq.mt., Proposed FSI is 67,633.76 Sq.mt. And Non FSI is 32,150.80 sq.mt. Total Built up Area is 99,784.56 sq.mt. subject to condition to get revised Environment Clearance for additional built-up area. The said Project got Revised Environment Clearance dated 26/03/2019 for plot area 1,30,890 sq.mt., Proposed FSI is 1,01,131.66 Sq.mt. And Non FSI is 24,035.22 Total Built up Area is 1,25,166.8 Sq.mt. Occupancy Certificate for building H, I, J and Q dated 20/01/2020 was given by PMRDA.</p>
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	<p>Architecture. The Council opined that there is Prima Facie case of Professional Misconduct against the respondent no. 11. Hereto annexed and marked Annexure “D” Colly is a copy of the public notice by Council of Architecture, Letters of Council of Architecture. All the matters related Architects Act 1972 have been submitted to Council of Architecture.</p>	<p>(Attached as Annex P-2) Developer had submitted consent to Establish dated 14/10/2016 and consent to operate dated 06/08/2019, which was valid till date 30/04/2022 with application for occupancy certificate. Penalty has been imposed on developer for giving occupancy without procuring occupancy certificate as per PMRDA’s resolution dated 20/08/2018.</p>
10	<p>The responded No. 10 and 11 thereafter submitted plans for revision of layout and building permission before the Respondent No. 9 who now is the Competent Authority for issuing Provisional Fire NOC. Respondent no. 9 issued Provisional Fire NOC to respondent no. 10. The Petitioner objected about the change in layout as layout of plans are changed after four years as it was without the consent of petitioner and plinth / plot, flat, row houses purchasers. The Petitioner has filed complaint in Maha RERA as respondent no. 10 has delayed the possession of unit / project by almost more than three years.</p>	<p>Provisional fire NOC dated 19/12/2011 and final fire NOC dated 19/07/2014 for building ‘H’ and ‘I’ has been given by Directorate Of Fire Services, Mumbai.</p> <p>(Attached as Annex P-3) Final Fire NOC for building ‘J’ and ‘Q’ dated 25/09/2019</p> <p>(Attached as Annex P-4) and for building ‘P’ and ‘K’ on date 28/08/2020 given by PMRDA –Fire Department.</p> <p>(Attached as Annex P-5) Developer has obtained consent of purchasers on registered instrument- sale deed to revise project, accordingly open space revision has been allowed. PMRDA has accorded revised building permission by following due process.</p>
11	<p>The respondent no. 10 and 11 thereafter submitted plans for revision of layout and building permission before the Respondent No. 8 who now</p>	<p>Revised Permission has been given by Pune Metropolitan Regional</p>

	is the Competent Authority for sanctioning the project. In presences of complaints of petitioner and without any reply to petitioner, Respondent No. 8 sanctioned the revised Layout / Building Plans on 22.03.2018. Hereto annexed and marked Annexure- “E” Colly is a copy of the Approval and Commencement Certificate of Revised Plans dated 22.03.2018 and the map and NA Order.	Development Authority for the said project on date 22/03/2018, by following due process.
12		
a)	The Petitioner submit that the above said revision of the plans is illegal and contrary to law and that has resulted in the common facilities available to the Buyers under the old plans are either removed or deleted. There is also violation of the provisions relating to FSI. The details of the Violations are stated hereinafter.	Revised Permission has been given by Pune Metropolitan Regional Development Authority for the said project on date 22/03/2018. Minimum required 10% Open space and 15% amenity space are provided as per prevailing Development Control and Promotion Regulations.
b)	The Petitioner submit that the provisions of the Development Control and Promotion Regulations for Regional Plan Areas in Maharashtra, hereinafter called Regulations, are applicable to the project and the PMRDA is the Planning Authority. The Petitioners submit that as per R-13.3.3 the open spaces cannot be rearranged without the consent of majority of Plot / Tenement Holder / Co-owners and such a revision of recreational open spaces shall ordinarily not be allowed after a period of 4 years from the first sanction. The Petitioners submit that as per the revised Plant the open space has been rearranged without the consent of the Plot / Tenement / Co- Owners. No such a consent has even been asked by the Respondent No. 10 from the Petitioner and the Petitioner submit that no such a consent was asked for by the Respondent from the other Plot / Tenement / Co-owners. The sanction of the revised plan is therefore illegal.	Developer has obtained consents of purchasers on registered instrument-sale deed, to revise project, accordingly open space revision has been allowed. PMRDA has accorded revised building permission by following due process laid down in prevailing Development Control and Promotion Regulations.
c)	The Petitioner submit that in the Plans initially sanctioned five open spaces were shown namely A to E. As far as open space A is concerned its area is reduced and reduced area has been rearranged in the portion marked as ‘F’ in the revised map. This too is illegal as no development	Minimum required 10% Open Space and 15% Amenity Space are provided as per prevailing Development Control and Promotion Regulations.

	<p>of any kind is permissible within a distance of 30 meters from the adjoining District Road. The Petitioner thus submit that no open space can be shown in this area within 30 meters from the District Road and hence the revised plan is illegal.</p>	<p>In accordance with Development control rules, no construction is permitted within 30 meter distance from the centre of the district road, i.e. building line. However no restriction is imposed to keep open space within 30mt. i.e. building line.</p>
d)	<p>The Petitioner further submit that in the original sanctioned plans an internal independent means of access road of 12.0 meter wide was shown as an access to open space 'E' as per R No. 13.3.9. In the revised plan this access road is deleted. Furthermore, in the original plan an access road of 6 meter wide was shown as access to open space 'A'. This road is also deleted. Thus, to both the open spaces 'A' and 'E' there is no independent means of access road which is mandatory as per R-13.3.9. Even the agreements of sale showed these access roads. The access to these open spaces is thus closed in the revised plan. The purchasers thus have no access to these open spaces. The revised plan is therefore illegal.</p>	<p>As per rule no. 13.3.9 "Every plot meant for recreational Open Space shall have independent access, unless it is approachable directly from every building in the layout. Present scheme is group housing scheme and as per sanctioned revised drawing, each and every Open Space is directly approachable from every building. Open Spaces namely "A" and "E" are directly approachable. (Attached as Annex P-6)</p>
e)	<p>The Petitioners submit that as far as open space 'E' is concerned just adjacent to the 12 meter wide access road shown in the original plan the revised plan is sanctioned for a new building which is illegal, the building line of which, just abuts the original 12 meter wide road. The construction of this building is yet to start. It is pertinent to note that while submitting the proposal for revision of the plans the Respondent No. 10 amongst others submitted a plan of open spaces which shows the above said 12 meter wide road. However the sanctioned plan, sheet No. 1 the said road is deleted. The revised plans are therefore illegal.</p>	<p>As mentioned above.</p>
f)	<p>The Petitioners submit that as this is a Group Housing Scheme the entire land is treated as one plot and there cannot be any sub-division therein. The Petitioner submit that as regards the Bungalow Plinths though the sanctioned plans show the same as bungalow plinths actually on Site these Bungalow Plinths and the plot area is separately</p>	<p>The present scheme is a Group housing scheme wherein FSI has been counted on the basic net plot area and it can be utilized on whole plot.</p>

	<p>demarcated and sold as plots by the Respondent No. 10. The Petitioners submit that if there is a Sub-division of Plots in the layout then the FSI of the individual plots cannot be utilized anywhere else and the same has to be distributed on pro-rata basis on all individual plots. It is apparent that the Respondent No. 10 after sale of individual plots intends to utilize the balance FSI for construction of proposed buildings or in the future development which is not permissible in law. This is as per the actual site conditions. The revised plan is therefore illegal.</p>	<p>Revised plans are sanctioned accordingly.</p>
<p>g)</p>	<p>The Petitioners submit that the PMRDA could not have sanctioned the revised plans without Environment Clearance. Even the PMRDA could not give a conditional permission to the effect that the Respondent No. 10 shall not undertake further development without revised environment clearance.</p> <p>Feeling aggrieved and dissatisfied by the above said Sanction of Revised Plans of the Respondent on 22.03.2018, the Petitioner has approached Hon'ble High Court, In the Matter of Art 226 of the Constitution of India, In the matter of the Maharashtra Regional and Town Planning Act, 1966 and In the matter of the Development Control and Promotion Regulations for Regional Plan Areas in Maharashtra. Hereto annexed and marked Annexure- "F" Colly is a copy of WRIT PETITION 13195/2018.</p>	<p>The said project has got Environment Clearance dated 18/10/2012 for plot area 1,34,452.97 sq.mt.(area as per demarcation), Proposed FSI 69,294. 83 Sq.mt. and Total Built up Area is 81,781.00Sq.mt.</p> <p>Revised Permission has been accorded by Pune Metropolitan Regional Development Authority for the said project on date 22/03/2018. for the Plot area 1,30,890 sq.mt., Proposed FSI is 67,633.76Sq.mt. And Non FSI is 32,150.80 sq.mt. Total Built up Area is 99,784.56 sq.mt. subject to condition to get revised Environment Clearance for additional built-up area.</p> <p>The said Project got Revised Environment Clearance dated 26/03/2019 for plot area 1,30,890 sq.mt., Proposed FSI is 1,01,131.66 Sq.mt. And Non FSI is 24,035.22 Total Built up Area is 1,25,166.8 Sq.mt.</p>

		Writ petition no 13195/ 2018 has been filed by petitioner in Hon'ble High Court, and PMRDA has filled an affidavit on date 01/11/2019, as a respondent no. 3. (Attached as Annex P-7)
13	<p>The Petitioner submits that Respondent No. 10 is responsible for following violations which is polluting Holy River Indrayani and damaging Environment as well. The Petitioner submits that Respondent No. 10 is responsible for following violations which is polluting Holy River Indrayani and damaging Environment as well. The Indrayani River originates in kurvande village near Lonavla, a hill station in the Sahyadri Mountains of Maharashtra Fed by rain, it flows east from there to meet the Bhima River, through the Hindu pilgrimage centers of Dehu and Alandi. It follows a course mostly north of the city of Pune [2] it is revered as a holy river and is associated with such great religious figures such as Sant Tukaram and Sant Dnyaneshwar.</p> <p>As stated in 46th, 50th, 54th Meeting of SEAC and 46th Meeting of SEIAA and Environment Clearance no pond has been constructed till date by Respondent No. 10. Amongst others the SEAC Committee decided Storm Water shall be collected and stored in separate pond. Respondent no. 10, till date has not constructed any such ponds and thus violated important condition. It is pertinent to note that all storm water from the project is getting contaminated due to construction Material including Cement, paints and harmful chemicals. The same Contaminated storm water due to slope towards River Indrayani is ultimately getting mixed with River Indrayani and thus polluting the River.</p>	Respondent no. 10 has constructed pond (details are mentioned in point no. 7 c). Storm water is collected through the storm water drain then led to recharge pit. At present no construction activity is going on.
b)	It is pertinent to note that 4 buildings are occupied, Building H, I, J, Q with almost 224 tenements are occupied without Occupancy Certificate, Labour Camp is Occupied with many Labours. There is use of various household chemicals, acids, cleaning soaps, phenyl, toilet cleaning materials and other harmful materials due to construction and	At present there is no labour camp in the premises. Occupancy Certificate for building H, I, J and Q on date 20/01/2020 given by PMRDA. Developer had submitted

	occupancy at site. As there is no Sewage Treatment Plant at Labour Camp and as well for buildings, all these harmful chemicals and oils, fuels are ultimately getting mixed in Storm Water and through water outlets of toilets / septic tank, ultimately contaminating ground water and River Indrayani. An undertaking that no treated or untreated waste water would be let out to any Nala or water body outside the project area was given by respondent no. 10 to Environment Committee. This condition is also been violated by respondent no. 10.	consent to Establish dated 14/10/2016 and consent to operate dated 06/08/2019, which was valid till date 30/04/2022, with application for Occupancy Certificate.As per PMRDA's resolution dated 20/08/2018 Penalty has been imposed on developer for occupancy given without procuring Occupancy Certificate.
c)	The proposal has been considered by SEIAA in its 46 th Meeting and decided environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions.	Respondent no. 10 has provided STP and pond the details are mentioned in point no. 7 d) and 7 c) respectively.
Important Conditions of EC dated 18 th October 2012 which are violated area as follows:		
	Condition 3 (i) of EC clearance dated 18 th October 2012 at Page 2 states "No treated or untreated waste water would be let out to any Nallah or water body outside the project area". This condition is violated as there is no pond and as there is no STP as per EC at site. It is pertinent to note that all water from the project is going to River Indrayani due to its proximity and slope towards River Indrayani. Hence River Indrayani and Ground water is getting Contaminated.	Respondent no. 10 has provided STP and pond the details are mentioned in point no. 7 d) and 7 c) respectively and during joint visit dated 05/07/2022 there is no any discharge outside the project observed.
	Condition 3 (vi) of EC clearance dated 18 th October 2012 at Page 3 states "Project Proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of buildings. No Physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained". This condition is violated as Physical Occupation and allotment is given by respondent no. 10 without above mentioned facilities. There is no STP at site since 2012. Hence EC is no longer valid. This condition is also violated by respondent no. 10 as according to him there is no physical occupancy at site where as Inspection report of Chief Fire Officer, PMRDA	MPCB had issued Closure Direction dated 04/04/2019 (Attached as Annex A-5)to respondent no. 10 as he failed to obtain consent to operate from MPCB before giving possession to flats owners, not provision of STP (Sewage Treatment Plant) and OWC (Organic Waste Converter). Respondent no. 10 has obtained EC dated 26/03/2019 from competent authority.

	(respondent no. 9) states that there is occupancy in buildings, Index II of Leave and License agreement states that there is physical occupancy in building and attached photographs stated that there is physical occupancy in buildings.	
	Condition 3 (vii) of EC clearance dated 18 th October 2012 at Page 3 states “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, medial health care, crèche, and first aid room etc.” This condition is violated as there is no Mobile STP for toilets and thus resulting in Pollution of River Indrayani and violation of EC.	At present there is no labor camp in the premises.
	Condition 3 (x) of EC clearance dated 18 th October 2012 at Page 1 to 5 states “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. “This condition is also violated by respondent no. 10 as according to him there is no physical occupancy at site where as inspection report of Chief Fire Officer, PMRDA states that there is occupancy in building, Index II of Leave and License agreement states that there is physical occupancy in buildings.	Respondent no. 10 has provided OWC of 900 kg/day capacity for treatment of wet garbage but operated at very low volume due to less occupancy.
	Condition 3 (xi) of EC clearance dated 18 th October 2012 at Page 3 states “Arrangement shall be made that waste water and storm water do not get mixed”. This condition is also violated by responded no. 10.	Respondent no. 10 has provided STP for treatment of domestic waste water and hence storm water and waste water do not get mix at present.
	Condition 3 (xxviii) of EC clearance dated 18 th October 2012 at Page 3 states “The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.” This condition is also violated by respondent no. 10.	PP is not using natural source of water and shall monitor the ground water.
	Condition 3 (xxx) of EC clearance dated 18 th October 2012 at Page 3 states “Local body should ensure that no occupation certification is issued prior to operation of STP / MSW site etc. with due permission of MPCB.” This condition is also violated by respondent no. 10 as building are already occupied without valid occupancy certificate from Local body.	Occupancy Certificate for building H, I, J and Q on date 20/01/2020 given by PMRDA. Developer had submitted consent to Establish dated 14/10/2016 and consent to operate dated 06/08/2019, which was valid

		till date 30/04/2022, with application for Occupancy Certificate.As per PMRDA's resolution dated 20/08/2018 Penalty has been imposed on developer for occupancy given without procuring Occupancy Certificate
	Condition 3 (lii) of EC clearance dated 18 th October 2012 at Page 3 states "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 offices of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain." This condition is also violated by respondent no. 10.	Respondent no. 10 has submitted half yearly compliance report to MoEF and MPCB. Latest report of submitted on 01/06/2022 and first page is attached as Annex A-6.
	Condition 5 of EC clearance dated 18 th October 2012 at Page 2 to 7 states "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 Environment Protection Act, 1986." This condition is also violated by respondent no. 10 as buildings are already occupied without valid occupancy certificate from Local body and violations of stipulated conditions are done by respondent no. 10 including conditions mentioned above.	PMRDA may examine the occupancy certificate and confirm condition no. 10 , if conditions of EC are violated by PP, PMRDA to communicate alleged violations to SEIAA, Maharashtra and accordingly SEIAA Maharashtra may take necessary actions for violations as per SOP for identification and handling of violation cases under EIA Notification, 2006 issued by MoEF & CC , OM dated 07/07/2021 and 28/01/2022.
14	The Petitioner submits that respondent no. 10, 11, 12 are based in Pune and respondent no. 1, 2, 3, 4, 5, 6, 7, 9 are Government Authorities are well aware of Judgment in one of project at Pune by the Hon'ble Supreme Court of India in Civil Appeal No. 10854 of 2016, M/s. GOEL	Presently complied. The MPC Board has issued closure direction dated 4.4.2019 and BG of Rs 13.23 Lakhs will be forfeited as violation of

	<p>GANGA DEVEOPERS PVT. LTD versus UNION OF ENVIRONEMNT AND FORESTS & ORS. The Petitioner submits that respondent no. 10 has done more damaged to Environment (when compared with the above judgment) by polluting Holy River Indrayani& by contaminating ground water which is more difficult to treat. The petitioner submits that factual matrix of areas when compared with the project in Judgment is also similar. The Petitioner submits that as in the above Judgment, Polluter pays principle shall not be construed as ‘pay and pollute principle’ and a clear message that environmental compliance is supreme and the party which is non-complying the environmental standards shall be at economic disadvantage is required. The Petitioner submits that River Indrayani is a Holy River as Lakhs of pilgrims visits the Holy River at Holy Place Alandi. The Petitioner submits that Pilgrims known as “Warkaris” are poor and innocent people visting the place Alandi during Ashadi Ekadashi and all other days in a year and use the water of Holy River Indrayani. Hereto annexed and marked Annexure- “G” are photographs and pollution statements in News Paper.</p>	<p>consent conditions vide consent dated 17.4.2022.</p>
15	<p>The Petitioner submits that Respondent no.8 is also responsible for pollution of River Indrayani and damaged caused to Environment. The Petitioners submit that in the absence of compliance of all the terms and conditions in the Environment Clearance approval dated 18.10.2012 the PMRDA has no power to even consider the proposal for revision of the plans. The Petitioners submit that the Respondent No. 10 has not completed STP as per EC & MSW Disposal Facility and Green belt Development and yet they have handed over possession of 4 buildings to the Buyers. The Petitioners submit that as per the Environment Clearance granted in 2012 the approval was granted for 450 tenements and accordingly the plans were sanctioned in the year 2013 for 448 tenements in 8 buildings. In the revised plan there are 10 buildings with increase of 300 tenements making 748 tenements in the 10 buildings. The EC was only for 8 buildings and 450 tenements. The sanction of the plans in the year 2018 by the respondent no. 8 is thus illegal. The Respondent No. 10 has stared constructions of 8th and 9th floors of two</p>	<p>The said project has got approval from Collector, Pune on date 04/01/2013 for Plot area- 1,30,890.00 Sq.mt., Permissible Built up Area is 69,294.83 Sq.mt.(75% of net plot area) Proposed Built up Area is 50,749.12 Sq.mt. And tenementsare 623,Which are well within the accorded Environment Clearance dated 18/10/2012 for plot area 1,34,452.97 Sq.mt(area as per demarcation),Proposed FSI 69,294.83 Sq.mt. And Total Built up Area 81,781.00Sq.mt. Revised Permission has been given by Pune Metropolitan regional</p>

<p>buildings K & P which is in violation of EC conditions. The Petitioners submit that as per the EC no Ponds have been either shown in revised plan or created on the Site for the purpose of evaporate Respondent No. 10 has not made the facilities of STP, MSW Disposal Facility and Green Belt Development. In the absence of compliance with all the conditions in EC the respondent no. 8 had no power to revise the plans, that too without fresh EC. The Petitioners submit that the Respondent No. 10 has handed over possession of 4 buildings which is about 224 tenements without Occupation Certificate. The possession has been delivered without complying with conditions in EC and Regulations. Thus, the Petitioners submit that the untreated sewerage water, without treatment, is being discharged in the nearby Nalas which ultimately reaches to Indrayani Rive. Hereto annexed and marked Annexure- 'H' is a copy of Index II extract of a Leave and License Agreement in respect of Flat No. 506, I Wing.</p>	<p>development authority for the said project on Date 22/03/2018 for plot area 1,30,890 sq.mt., Proposed FSI is 67,633.76 Sq.mt. And Non FSI is 32,150.80 sq.mt. Total Built up Area is 99,784.56 sq.mt. And tenements proposed are 903, subject to condition to get revised Environment Clearance for Revised built-up area. The said Project got Revised Environment Clearance dated 26/03/2019 for plot area 1,30,890 sq.mt., Proposed FSI 1,01,131.66 Sq.mt. And Non FSI is 24,035.22 Total Built up Area 1,25,166.8 Sq.mt.</p>
<p>Respondent no. 8 has not taken timely action in spite of Inspection Report of Chief Fire Officer, PMRDA (respondent no. 10) where in it was crystal clear that respondent no. 10 has acted in contravention to MRTP Act 1966.</p>	<p>Since the developer has submitted consent to establish certificate dated 14/10/2016 as per environment clearance dated 18/10/2012 and which</p>
<p>02.12.2017 – The Petitioner submitted letter to respondent no. 9, Chief Fire Officer, PMRDA about various illegalities and action required for Life Safety of Residents.</p>	<p>was valid for 5 years or commissioning whichever is earlier.</p>
<p>29.01.2018 – The Petitioner submitted letter to respondent no 9, Chief Fire Officer, PMRDA about various illegalities and action required for Life Safety of Residents.</p>	<p>As the project was already commenced as per previous approval, said revised permission was given to get revised environment Clearance and project was given revised environment clearance by SEIAA on date 26/03/2019.</p>
<p>17.02.2018 – The Respondent No. 9 issued letter to respondent no. 11 for explanation for Petitioner's complaint.</p>	<p>Provisional fire NOC dated 19/12/2011 and final fire NOC for building H and I has been given by Directorate Of Fire Services, Mumbai.</p>
<p>15.01.2018 – The Respondent No. 10 issued another letter to respondent no. 11 for explanation for Petitioner's complaint as REMINDER 1.</p>	
<p>04.04.2018 – The Respondent No. 9 issued another letter to respondent no. 11 for explanation for Petitioner's complaint as REMINDER 2.</p>	
<p>12.04.2018 – The Respondent No. 11 replied to respondent no. 9. After reading the reply, it was not clear as who will be responsible for life safety of people staying at Anantsrishti.</p>	

	Oct. 2018 – Respondent No. 9 sent NOTICE FOR ENTRY AND INSPECTION to respondent no. 10 and copy to respondent no. 11 as per Section 5(1) and rule 7(1), Maharashtra Fire Prevention and Life Safety Act 2006.	Final Fire NOC for building J and Q dated 25/09/2019 and for building P and K on date 28/08/2020 given by PMRDA – Fire Department.
	22.10.2018 – The Respondent No. 9 inspected the site.	
	03.11.2018 – As per inspection report, The respondent no. 9 observed that building H and I, both the buildings are occupied without the valid occupation certificate and this is a contravention to the provisions of MRTP ACT, hence building permission department of PMRDA i.e. respondent no. 8 may take appropriate action in this regards. Respondent no. 9 further observed that some of the flats were occupied in building J and Q. Final Fire NOC is yet to be obtained. The Petitioner submits hence no occupancy certificate is also obtained.	Occupancy certificate for building H, I, J and Q given on date 20/01/2020, after getting consent to operate dated 06/08/2019 from MPCB. And before issuing occupancy certificate, Penalty has been imposed for occupancy given by developer without procuring occupancy certificate as per PMRDA's resolution dated 20/08/2018.
	The Petitioner submits that in presence of concrete evidence and inspection report (after twelve months of complaint) about violations respondent no. 8 has not taken any action against respondent no. 10, 11 since 03.11.2018. This has resulted in more pollution of River Indrayani and Ground Water Contamination. Ground water once contaminated cannot be treated. Therefore, to consider the EC Dt. 18/10/2012 was beyond the authority of SEIAA and was continued under a totally false assumption and the same is therefore required to be quashed and set aside.	At present STP has provided for treatment of domestic waste water and found in operation.
16	The Petitioner submits that Respondent no. 2, 3, 4, 5, 6, 7, 8 are also more responsible for pollution of River Indrayani and damaged caused to Environment as they have not taken any timely action against respondent no. 10.	MPCB had issued Closure Direction dated 04/04/2019 for the non-compliance observed.
	10.08.2018 – The Petitioner submitted letter to SEAC & SEIAA (respondent no. 4, 5) about various violation related to Environment. SEAC2011/CR-890/TC2 DATED 18 TH OCTOBER 2012.	--
	24.08.2018 – Writ Petition was filed by Petitioner against respondent	
	17.09.2018 – from the office of respondent no. 3, letter was issued to respondents and the letter stated to put up site report for the grievances as in Petitioner's complaint.	

	21.09.2018 – Petitioner’s Lawyer submitted copy of WRIT PETITION which stated various illegalities to respondent no. 3.	
	16.10.2018 – Petitioner’s submitted letter which stated various illegalities to respondent no. 3.	
	28.12.2018 – Petitioner in his email to respondent no. 3, clearly explained violations of respondent no. 10 and pollution of River Indrayani. Kamat report and letter from Environment department was attached in the email.	
	08.09.2019 – Petitioner in his email to respondent no. 3, clearly explained violations of respondent no. 10 and pollution of River Indrayani.	
	25.03.2019 – from the office of Respondent no. 3, letter was issued to respondents and the letter stated to put up site report for the grievances as in Petitioner’s complaint as it was not received even after letter dated 17.09.2018.	
	26.03.2019 – Respondent no. 3, 4, 5 issued Amended Environment Clearance in presence of all above mentioned letters and violations. The Petitioner submits that this is intentional act and the Environment Authorities who are the protectors have become destructor of Environment in this case. (Copy of the same was submitted by respondent no. 10 in affidavit in reply at Hon’ble Bombay High Court on 11/09/2019).	These facts are not included in the application of the PP therefore, the disclosure of the same is not made in front of SEAC while appraisal.
	11.09.2019 – Copy of the EC dated 26.03.2019 was submitted by respondent no. 10 (project proponent) in Affidavit in reply at Hon’ble Bombay High Court on 11/09/2019. Hence, we approached National Green Tribunal. The Petitioners submit that in the absence of compliance of all the terms and conditions in the Environment Clearance approval dated 18.10.2012 and in presence of many complaints and WRIT PETITION about violations of EC, the Respondent no. 3 and respondent no. 4 has no power to even consider the proposal for revision amending of Environment Clearance. The Petitioner submits that it was informed to Respondent no. 3 and 4 about the violations of EC and that immediate action is necessary to protect Environment. In presence of Writ Petition,	MPCB had issued Closure Direction dated 04/04/2019 to respondent no. 10 as he failed to obtain consent to operate from MPCB before giving possession to flats owners, not provision of STP (Sewage Treatment Plant) and OWC (Organic Waste Converter). The joint committee during their inspection on 5.7.2022 observed that PP has provided STP and OWC , further during inspection STP was

	<p>respondent no. 3 and respondent no. 4 issued amended / revised EC on 26th March, 2019. The Petitioner submits that EC issued on 26th March, 2019 has been diluted as compared to EC issued on 18th October 2012. As per condition in EC, respondent no. 3 and 4 has no powers to dilute the conditions of EC. The petitioner submits that respondent 3 and respondent 4 in collusion and conspiracy with respondent no. 10, 11 and 12 had diluted EC dated 26th March 2019 as compared to EC issued on 18th October 2012. It is pertinent to note that on page 10 of amended EC, it is misrepresented about “Court cases pending if any--- NA.” The petitioner submits that amended EC is based on misrepresentations as well.</p> <p>Hereto annexed and marked Annexure- “I” a copy of chart explaining the dilution in Amended EC and Relevant Extract of Order of Writ Petition Pending.</p>	<p>found in operation also constructed holding pond.</p> <p>Also no discharge of any effluent was observed.</p>
17	<p>In addition to Violations of EC conditions in EC dated 18th October 2012, Important Conditions of EC dated 26th March 2019 are also violated which are as follow:</p>	
a)	<p>The Petitioner submits that as most of the conditions of EC dated 18th October 2012 are violated for many years as explained above, hence the same EC clearance should be suspended and cancelled.</p>	<p>MPCB had issued Closure Direction dated 04/04/2019 to respondent no. 10 as he failed to obtain consent to operate from MPCB before giving possession to flats owners, not provision of STP (Sewage Treatment Plant) and OWC (Organic Waste Converter).</p>
b)	<p>The Petitioner submits that as in spite of many complaints to different forums about the same EC violations which are known to most of the respondents including respondent no. 1 to 13; hence EC dated 18.10.2012 should be considered as deemed suspended and cancelled.</p>	<p>The joint committee during their inspection on 5.7.2022 observed that PP has provided STP and OWC , further during inspection STP was found in operation also constructed holding pond.</p>
c)	<p>The Petitioner submits that as per Judgment of Hon’ble Supreme Court of India in CIVIL APPEAL NO. 10854 OF 2016 and as per Environment norms, project with potential more than 1, 50,000.00 sq. m. has to be considered in 8(a) – B1 instead of Category 8(a) - B2. B1 projects require Environmental Impact Assessment (EIA) report to be prepared and scoping to be done whereas B2 projects do not require any Environmental Impact Assessment report.</p> <p>The Petitioner submits that in his mail to respondent no. 3 dated 08.02.2019, BUILT UP AREA OF PROJECT / PROJECT POTENTIAL was more than 1,50,000.00 sq. m.</p>	<p>Also no discharge of any effluent was observed outside premises.</p>

Sr.	Description of Area Potential	In Sq. M
1	Permissible Floor Area	121965.88
2	Permissible Amenity Area	16306.31
3	Ground Coverage / Parking Areas	20962.94
4	Proposed Balcony Area	9109.63
5	Total of 1, 2, 3, 4	1,68,344.76

The Petitioner submits that project potential including non-fsi areas like Underground water tank of more than 300000.00 liters, Over head water tanks on all structures, transformers areas in addition to 1,68,344.76 Sq. m will make total to more than 200000.00 Sq. m. In EC dated 18.10.2012, project was considered in 8(a) – B2 category as project potential was less than 1,50,000.00 Sq. m. Due to increase in FSI potential as per rules and regulations of PMRDA, total project potential has increased to more than 1,50,000.00 Sq. m. In such circumstances in Amended EC, project is still considered in the same category which is violation of EC Act and misrepresentation by respondent no. 10, 11 and 12 to Authorities. Considering the project potential of more than 1,50,000.00 Sq. m. project should be considered in Category 8(a) – B1. Hence the entire construction at site is in violation of both EC. (Referring to page number of Hon’ble Supreme Court’s judgment)

(1)	(2)	(3)	(4)	(5)
8				
8(a)	Building and construction project		>2000 sq.m and < 1,50,000 sq. m. of built up areas	# (built up area for covered construction; in the case of facilities open to the sky, it will be the activity area)
8) (b)	Township and Area development projects		Covering an area >50 ha and or built up area >	++ all projects under Item 8(b) shall be appraised as Category B1

	<table border="1"> <tr> <td data-bbox="215 195 337 296"></td> <td data-bbox="337 195 509 296"></td> <td data-bbox="509 195 756 296"> <p style="text-align: center;">1,50,000 sq.m</p> </td> <td data-bbox="756 195 1084 296"></td> </tr> </table>			<p style="text-align: center;">1,50,000 sq.m</p>		
		<p style="text-align: center;">1,50,000 sq.m</p>				
d)	<p>The Petitioner submits that Amended EC dated 26.03.2019 has intentional dilution of the conditions of earlier EC by responded no. 3, 4, 5.</p>	As Above				
i)	<p>Reproducing relevant Extract of “Important “Conditions In 46th Meeting of SEIAA” as River Indrayani is very close to the project”.</p> <p>It was found that there are no sewerage lines available in the area. The project proponent stated that the Village Panchayat has plans to make up sewerage project in the Village. The project proponent will vigorously pursue the matter. It was clarified to him it would not be possible to take up the entire project unless there is certainty regarding coming into existence of sewerage project.</p> <p>It was, therefore, decided to accord approval for grant of EC for phase 1 of the project (with up to 8 buildings and 450 flats) subject to be the project proponent furnishing (i) revised area and other statements for phase 1; and (ii) an undertaking that no treated or untreated waste water would be let out to any Nala or water body outside the project area. EC clearance was given to the Respondent No. 10 on 18.10.2012 on the terms and conditions stated therein. One of the condition is that no treated or untreated waste water would be let out to any Nala or Water body outside the project area. Another condition is that the Respondent No. 10 shall ensure completion of STP, MSW Disposal Facility, and</p>					

	<p>Green Belt Development prior to occupation of the buildings and that no physical occupation or allotment shall be given unless the environmental infrastructure is installed and made functional including water requirement.</p> <p>In presence of such specific condition, Amended EC dated 26.03.2019 has diluted & deleted these conditions and illegally permitted respondent no. 10 to pollute River Indrayani. When there is No STP of village and no sewerage lines in village, amended EC has diluted condition and has specifically given illegal authority to respondent no. 10 to discharge treated water in sewer lines. The Petitioner submits that this illegal act of permission is against Environment Act and respondent's no. 3, 4, 5 in collusion and conspiracy with respondent no. 10, 11, 12 has diluted many important conditions of earlier EC and decisions by SEAC & SEIAA committee.</p>	
(ii)	<p>Another important condition which is deleted in Amended EC is Provision of Mobile STP for Labour Camp. This will again pollute River Indrayani and contaminate ground water as Labour Camp is located in the same plot. It is pertinent to note that all contours and slope from labour camp goes towards River Indrayani.</p>	
(iii)	<p>Another important condition "Consent for Establishment shall be required from MPCB under air and water act and a copy shall be submitted to the Environment Department before any construction work at the site" has been diluted in New Amended EC.</p>	<p>Board has already granted C to E on 14/10/2016 and Amended C to E on 08/06/2020.</p>
(iv)	<p>Most important condition of Earlier EC dated 18.10.2012 that "no treated or untreated waste water would be let out to any nallah or water body outside the project area" has been deleted in New Amended EC by respondent no. 3, 4, 5. It is pertinent to note that this specific condition no. 3(i) was mentioned in earlier EC as River Indrayani was very close to the project.</p> <p>The petitioner submits that all important conditions are either deleted or diluted in Amended EC by respondent no. 3, 4 and 5 to suit the purpose</p>	<p>At present respondent no. 10 has provided STP for treatment of domestic waste water and STP was found in operation.</p> <p>Also no discharge of any effluent was observed outside premises.</p>

	of respondent no. 10, 11 and 12. This will result in more pollution of River Indrayani.	
(v)	The Petitioner submits that condition 6 in both EC states “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 administrative reason.” In contrary to condition 6, respondent no. 3, 4, 5 failed to take action against respondent no. 10 when all evidences are submitted to Environment Department. The petitioner believes that respondent no. 3, 4, 5 in collusion and conspiracy with respondent no. 10, 11, 12 have not taken any action when evidences were submitted, when Writ Petition in High Court is pending and no reply to either of them is given by respondent no. 3, 4, 5 AND in presence of all above and letter dated 25.03.2019, issued Amended EC on 26.03.2019.	-
(vi)	As per condition 5 of both EC “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.” The petitioner submits that all evidences including Inspection report of CFO, PMRDA proves that stipulated condition has been violated and there is non-compliance of many conditions by respondent no. 10. The Petitioner submits that respondent no. 3, 4, 5 instead of taking action as per condition 5 & 6 of both EC has acted contrary to above condition and helped respondent no. 10 which has resulted in Environmental damage, River pollution, Ground Water Contamination. The Petitioner submits that action as per Environmental Protection Act 1986 should be initiated against all respondents who are responsible for damaging the Environment.	These facts are not included in the application of the PP therefore, the disclosure of the same is not made in front of SEAC while appraisal.
18	Respondent no. 16 GROUP GRAMPANCHAYAT, JAMBHUL has issued Letters / No objection certificate dated 03.08.2019 and 27.08.2018 to respondent no. 10 stating that it will provide 520 KLD drainage line. Hereto marked as Annexure- “J” Colly. This is contrary to Environment Clearance. It is pertinent to note that there as per Minutes of Meeting in its 46 th Meeting by SEIAA it has mentioned; “ <u>as</u>	PP has provided inhouse STP for treatment of domestic effluent and during inspection same was found in operation and no discharge is observed outside premises.

	<p><u>it was found that there are no sewerage lines available in the area. The project proponent stated that the Village Panchayat has plans to make up sewerage project in the Village. The project proponent will vigorously pursue the matter. It was clarified to him it would not be possible to take up the entire project unless there is certainty regarding coming into existence of sewerage project.</u></p> <p><u>It was, therefore, decided to accord approval for grant of EC for phase 1 of the project (with up to 8 buildings and 450 flats) subject to the project proponent furnishing (i) revised area and other statements for phase 1; and (ii) an undertaking that no treated or untreated waste water would be let out to any Nala or water body outside the project area.”</u> In presence of such condition respondent no. 16 has issued letter without any facilities being present in village. Hence all letters and NOC issues by Group Grampanchayat should be quashed and set aside. Respondent no. 16 be kindly directed to provide all details about sewerage facilities available in village; drinking water facilities available for village during summer when River Indrayani is dry and details about discharge from storm waters and condition related to storm water in EC of Anantsrishti project and what precaution is being taken by Group Grampanchayat for not polluting River Indrayani.</p>	
19	<p>The Respondent no. 17 ‘Swachh Pune SevaSahakari Sanstha Ltd.’ And the Respondent no. 18 ‘HI-TECH RECYCLING INDIA PVT. LTD.’ Are also responsible for the damage caused to Environment.</p> <p>The Petitioners submit that in the absence of compliance of all the terms and conditions as mentioned in their Service Agreement entered between the respondent 10 & Respondent 17 and Respondent 10 & Respondent 18, it is crystal clear that Environment Laws has been flouted. Copy of the service agreement and engagement letter is annexed as Annexure’ “K” colly.</p>	Respondent no. 10 had handed over garbage waste to respondent no. 17 & 18.
20	As Residents / buyers / purchasers are mostly unaware about the environmental damage by respondent no. 10 and River Indrayani pollution and that respondent no. 10 i.e. developer of Anantsrishti has denied in his reply about possession given to all flat purchasers to stay / to rent or to occupy the premises and that they are staying forcefully;	--

	hence for information copies of this petition will be served to flat / unit purchasers of Anantsrishti.	
21	The Petitioner submits that feeling aggrieved and dissatisfied with the violations which is damaging the Environment and polluting River Indrayani, Petitioner has approached all possible forums and authorities since 2017 including Mr. Anil Diggikar, Principal Secretary, Environment Department, Maharashtra State. There is no reply by Respondent no. 4 to complaints and further there is no reply received till date in Writ Petition by Respondents. The application and correspondence to different authorities is marked Annexure- “L” colly.	MPCB has issued Closure Direction to respondent no. 10 for violation caused by him.
22	The Petitioner submit that the Chief Planner, PMRDA had called for Hearing between Petitioner and respondent no. 10 at his office in PMRDA on 18 th July 2019. The various authorities has pointed out about the violations to Respondent no. 8 and 10 such as CFO, however till date Respondent no. 8 (PMRDA) has not taken any appropriate action. Further the correspondence with and from the PMRDA and submissions are hereto marked as Annexure- “M” colly.	Provisional Fire NOC dated 19/12/2011 and Final Fire NOC for building H and I has been given by Directorate of Fire Services, Maharashtra. Final Fire NOC for building J and Q dated 25/09/2019 and for building P and K on date 28/08/2020 given by PMRDA – Fire Department. Occupancy certificate for building H, I, J and Q given on date 20/01/2020, after getting consent to operate dated 06/08/2019 from MPCB. And before issuing occupancy certificate, Penalty has been imposed for occupancy given by developer without procuring occupancy certificate as per PMRDA’s resolution dated 20/08/2018.
23	Petitioner received a copy of Amended EC by Environment Department as annexure in affidavit in reply by developer i.e. Respondent no 10 at Hon’ble Bombay High Court on 11.09.2019 along with various other documents. Hereto annexed and marked Annexure- “N” Colly.	--

24	<p>The Petitioner is being as Architect time and again informing the Developer about wrong development acts, the copy on one the email dated 14 Sept. 2016 is annexed as Annexure- “O”, the petitioner is ready and willing to provide further correspondence if required in future, however same being not subject matter of the petition, the Petitioner is avoiding the same. However, on each and every forum, the Petitioner is being alleged by the Developer for some flimsy reason and trying to avoid to address the main subject.</p>	---
25	<p>Petitioner submits that, petitioner is in receipt of Notice for Entry and Inspection along with report of Inspection by Chief Fire Officer dated 03/11/2018, marked as Annexure- “P” colly, which is along with photographs of buildings clearly showing the construction and occupation by occupant without occupation of the Project. Petitioner has filed the present copy to Hon’ble High Court of Bombay along with his Affidavit in Reply / Rejoinder in Writ Petition 13195/2018, marked Annexure- “Q”.</p>	<p>Writ petition no. 13195/ 2018 has been filed by petitioner in Hon’ble High Court, and PMRDA has filed an affidavit on date 01/11/2019, as a respondent no. 3. Copy of the same Annexed herewith.</p>
26	<p>Petitioner being law abiding citizen it was required for him to understand and study the subject before any submission to Hon’ble Tribunal, hence petitioner approached Environment Engineer, being and expert in the field and after studying the subject he has issued the report on the topic, the Petitioner is filing the ready reference report for assisting forum about present mishap / damage which can cause to ecosystem due to noncompliance by Developer along with maps showing the details of topography of area marked Annexure- “R” colly. Feeling aggrieved and dissatisfied by the above said Amended Environment Clearance received on 11.09.2019, Revised Plans of the Respondent no. 10 on 22.03.2018, violations of all important conditions of Environment Clearance dated 18th October 2012 the Petitioner has approached Hon’ble Forum, National Green Tribunal in the Present Matter.</p> <p>The Petitioner submits following evidence and details of Violations of Respondents which is not only polluting River Indrayani but also Environment.</p>	---

Objections and Grounds of PETITION:-

1	<p>The petitioner submits that petitioner wish to bring before the Hon'ble forum all the illegalities which are causing a grave loss to the mankind and to the future generations of mankind along with that the irreparable damage to the environment system & ecology which is required to be protected by way of effective majors & as per the guidelines and / or directive principles mentioned in Civil Appeal No. 10854/2016 with Civil Appeal No. 10901/2016 and 5157-5158 of 2018 in the land mark judgments of Apex Court, the sake of convenience copy of said judgments is annexed herewith for the ready assistance of this Hon'ble NGT Forum.</p> <p>The Hon'ble apex court is pleased to consider seriously about all the illegalities dealt by then environment Department, Corporation 7 the Developer.</p> <p>Considering the Guidelines the present project is somewhat of similar nature & required to be deal seriously because of highhandedness of the Developers.</p>	--
2	The present developer has flouted all the major conditions of environment clearance dated: 18/10/2012	
a)	<p>The developer was given permission upto 8 building and 450 flats as Proponent or developer represented to EC that Village Panchayat has plans to take sewerage project in the village to which developer was asked to follow the same rigorously further it was decided to accord approval for grant of EC for phase One i.e. upto 8 building and 450 flats maximum for PHASE I subject to developer providing and / or furnishing revised area and other statements for phase I and most importantly.</p> <p>“AN UNDERTAKING THAT NO TREATED AND UNTREATED WASTE WATER WOULD BE LET OUT TO ANY NALA OR WATER BODY OUTSIDE THE PROJECT AREA” the Developer is and project is functioning exactly contradictory to such undertaking, which is causing the Principal Water Reservoir, River Indrayani to dirt Gutter and same is itself a sufficient cause to withdraw the EC</p>	Respondent no. 10 has provided STP for treatment of domestic effluent and no water discharge outside the premises.

	permission of the project as per Landmark judgments in this regards along with compensatory cost which shall deter the notorious and mischievous attitude of the developer.	
b)	The Developer has given a Physical possession of the building, tenements without having completion certificate till date, so logically and factually there is no STP Plant either by panchayat and / or Developer is functioning as per initial EC.	
c)	The Developer has not constructed STP plant as per initial EC obtained, neither taken any efforts for processing the said sewage water. The natural slope of the land is form South to North towards River Indrayani which is fresh water river & water of the same is drinkable water; the present complex is emitting all the polluted water towards River Indrayani. The admission to this effect is been given by the developer.	
d)	The developer has given possession of the said premises without having any solid waste converter or garbage processing unit which is resulting in said pollution of the locality.	At present respondent no. 10 has provided organic waste converter for treatment of wet waste
e)	The developer has not taken any efforts to stop waste water emission & storm water collusion being polluting the River Indrayni.	Respondent no. 10 has provided STP for treatment of domestic waste water and hence storm water and waste water do not get mixed at present.
f)	The developer and / or project proponent has not considered & ensured the completion of STP, MSW, disposal facility, Green belt Development prior to occupation of the building & without which the physical occupation is being given without prior permission from the appropriate Authority.	MPCB had issued Closure Direction dated 04/04/2019 to respondent no. 10 as he failed to obtain consent to operate from MPCB before giving possession to flats owners, not provision of STP (Sewage Treatment Plant) and OWC (Organic Waste Converter).
g)	As per the norms & Conditions of upper limit of developments leads to the local authority setting up the government monitored. STP's is not available in the present vicinity which leads to flouting basic conditions of EC as provided to the present proponent.	At present respondent no. 10 has provided STP for treatment of domestic effluent.
h)	The Petitioner further submits that in the hearing of PMRDA it was categorically reiterated by the Project proponent that the occupation of	Occupancy Certificate for building H, I, J and Q on date 20/01/2020 given by

	<p>the premises are given for furniture and Interior decoration purposes.</p> <p>The Physical occupation of whatsoever nature is nothing but flouting the terms and conditions of the Plant and EC rules for the simple reason as there is no STP plan function and the said fact can be corroborated by way of Inspection report provided by PMRDA dated 03/11/2018 issued to petitioner under Right to Information Act. Further the photographs attached to the said report reveals that Respondent has constructed floor number 8 and 9 in the month of August 2018 which is clear violation of sanction plan. It is pertinent to note that any builder and / or developer has to follow the rules and follow the flow of sanction and construction sequence. Any act contravening the same is against the rules and Regulations of the EC norms and Act and result shall be cancellation of the EC which shall follow consequence and same is the case with the present project.</p>	<p>PMRDA. Developer had submitted consent to Establish dated 14/10/2016 and consent to operate dated 06/08/2019, which was valid till date 30/04/2022, with application for occupancy certificate.As per PMRDA's resolution dated 20/08/2018 Penalty has been imposed for occupancy given by developer without procuring occupancy certificate.</p>
i)	<p>The present EC having limitation of 5 years & since deviations & alteration in the project. Which means that fresh permission were warranted which Respondent did not give heed to the same. Further for the actual consumption of FSI as per above refereed table the petitioner has clearly flouted and exceeded the permitted area of construction.</p>	<p>Revised Permission has been given by Pune Metropolitan Regional development authority for the said project on Date 22/03/2018 for plot area 1,30,890 sq.mt., Proposed FSI is 67,633.76 Sq.mt. And Non FSI is 32,150.80 sq.mt. Total Built up Area is 99,784.56 sq.mt. subject to condition to get revised Environment Clearance for Revised built-up area. The said Project got Revised Environment Clearance dated 26/03/2019 for plot area 1,30,890 sq.mt., Proposed FSI 1,01,131.66 Sq.mt. And Non FSI is 24,035.22 Total Built up Area 1,25,166.8 Sq.mt.</p>
j)	<p>The petitioner submits that the present developer has given possession & occupation of the present sight to the different occupier & the said occupiers had further licensed said premises to licensee this fact is corroborated by way of Index II bearing No. 3913/2016 narrating the</p>	<p>Occupancy Certificate for building H, I, J and Q on date 20/01/2020 given by PMRDA. Developer had submitted consent to Establish dated 14/10/2016</p>

	fact that the sight is been used by the occupants without proper permission to occupy the present project.	and consent to operate dated 06/08/2019, which was valid till date 30/04/2022, with application for Occupancy Certificate.As per PMRDA's resolution dated 20/08/2018 Penalty has been imposed for occupancy given by developer without procuring occupancy certificate.
k)	The petitioner having his own purchased Row house in the same project, he has visited the said property multiple times which has shown a clear usage by the occupants illegally using the said property.	Please refer above mentioned para (J) for parawise remark.
l)	The present developer has flouted all the major conditions of environment clearance as per letter dated: 26/03/2019. The Point of permitted construction and actual construction is existence is contravening to each other.	Revised Permission has been given by Pune Metropolitan regional development authority for the said project on Date 22/03/2018 for plot area 1,30,890 sq.mt., Proposed FSI is 67,633.76 Sq.mt. And Non FSI is 32,150.80 sq.mt. Total Built up Area is 99,784.56 sq.mt. subject to condition to get Revised Environment Clearance for Revised built-up area. The said Project got Revised Environment Clearance dated 26/03/2019 for plot area 1,30,890 sq.mt., Proposed FSI 1,01,131.66 Sq.mt. And Non FSI is 24,035.22 Total Built up Area 1,25,166.8 Sq.mt.
m)	The petitioner submits that the Hon'ble Tribunal and Hon'ble Apex court has followed the principle of "Polluter to Pay" i.e. if it is found that the person causing any pollution he has to compensate for the loss and damage to the environment, however even if the present respondent even if tries to salvage and / or camouflage any illegalities now shall not allow him to follow the pay and Pollute the principle,	The MPC Board has issued closure direction and BG of Rs 13.23 Lakhs will be forfeited as violation of consent conditions vide consent dated 17.4.2022.

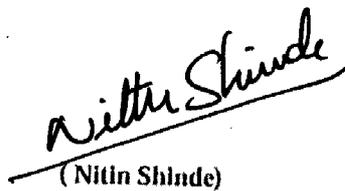
o)	The petitioner submits that till date the Respondent has not received any completion and occupation certificate which categorically means he cannot allow the purchaser of flats to occupy the premises, so the copies of No objection by Gram Panchayat for usage of water, copies of agreement of cleaning authorities and garbage management authorities like Swachh LLP shall not allow the Respondent to take shelter behind these agreement as principally the developer has erred on sequence and act in to which is nothing but an illegal act, which shall categorically lead the entire project as illegal.	Occupancy Certificate for building H, I, J and Q on date 20/01/2020 given by PMRDA. Developer had submitted consent to Establish dated 14/10/2016 and consent to operate dated 06/08/2019, which was valid till date 30/04/2022, with application for occupancy certificate.
p)	It is clear that construction raised at site and the area of proposed construction is added then the project will fall in B1 category and therefore, the SEIAA had no authority to grant EC dated 26.03.2019 by treating the project as falling under category B2. Therefore, the EC dated 26.03.2019 was beyond the authority of SEIAA and was granted under a totally false assumption and the same is therefore required to be quashed and set aside.	This project falls under category B(a) of the EIA Notification, 2006 schedule as total Built up Area of the construction project is 81026.22 Sq. Mtrs as per EC granted dated 26/03/2019.

Conclusion -

As per the directive of Hon'ble NGT, the joint committee visit has been undertaken along with applicant dated 5.7.2022 and observation have been incorporated in para wise comments with necessary actions taken by respective department. The report is submitted for your kind perusal.



(Sonali Aher)
PMRDA



(Nitin Shinde)
Sub-Regional Officer, Pune-II



(Pankaj Joshi)
SEIAA Member

Date :- 25/08/2022

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : -24010437/24020781/24014701

Fax : - 24044532 / 24023516

Email :-enquiry@mpcb.gov.in

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



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

*Infrastructure/Orange/L.S.I*Consent order No: *Format 1.0/BO/ROHQ/CE/CC-1610000379*Date: *14/10/2016*

To,

M/s. Landscape Reality, "Anant Srishti",
Gat No. 387 & 404 Village Jambhul,
Taluka Maval, Dist. Pune

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

Ref : Minutes of Consent Committee meeting held on 14/09/2016.

UAN No:- MPCB-CONSENT- 0000008880 Application Date:-22/06/2016

For: Consent to Establish for Construction of Residential project.

Under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Solid Waste Management Rules, 2016 and E-Waste (Management & Handling Rule 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:

- The consent to Establish is granted for a period upto: Commissioning of the unit or five years, whichever is earlier. [In case project not completed within validity period of EC, PP shall not carry out construction work without revalidation of EC.]
- The Proposed Capital investment of the Project is Rs. 90.00 Cr. (As per CA certificate).
- The Consent to Establish is valid for development of new Residential project by M/s. Landscape Reality named as "Anant Srishti" at Gat No. 387 & 404 Village Jambhul, Taluka Maval, Dist. Pune on total plot area 1,34,452.97 m² and total construction built up area 81,781.0 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	463.0 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 (62.5 KVA)	2	As per Schedule -II
2.	DG sets (82.5 KVA)	1	As per Schedule -II

M/s. Landscape Reality, "Anant Srishti",

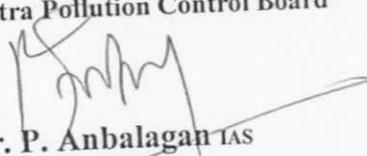
Page 1 of 6

6. Conditions under Solid Waste Management Rules, 2016

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	1068.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	641.3	Kg/Day	Segregation	By sale

7. The applicant shall comply with the conditions stipulated Construction and Demolition Waste Management Rules, 2016.
8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2010/CR.890/TC.2 dtd. 18th October 2012.
11. 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.

For and on behalf of the
Maharashtra Pollution Control Board


Dr. P. Anbalagan IAS
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	125000.0	RTGS - JSBP00009014	18/06/2016	Janta Sahakari Bank Ltd.

Copy to:

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

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

1) A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 375 + 100 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	577.12

Schedule-II

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

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

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (2x62.5 KVA & 82.5 KVA)	4.0	HSD	75 Lt/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 .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary)
5. Conditions during construction phase:-

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

**Schedule-III
Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish	Rs. 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

[Handwritten Signature]

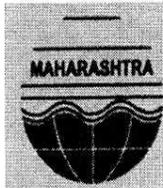
Schedule-IVGeneral Conditions:

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

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



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

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-073155/CE/CC-20 01000 674

Date ~~1/2019~~ 08/01/2020

To,
M/s. Landscape Realty "Anant Srishti"
Gat No. 387 and 404, Jambhul,
Tal: Maval, Dist: Pune.

Sub: Amendment in Consent to Establish with Expansion for Construction of Residential Project granted under Red Category.

- Ref:**
1. Consent to Establish Vide No. Format 1.0/BO/ROHQ/CE/CC-1610000379 dt. 14/10/2016.
 2. Consent to Operate Vide No. Format 1.0/BO/JD (WPC)/UAN-070982/CO/CC-1908000174 dt. 06/08/2019
 3. Your Application vide UAN No. -0000073155 Dated: 15/05/2019
 4. Minutes of 8th Consent Committee meeting held on 26/11/2019.

For: Amendment in Consent to Establish with Expansion for Construction of Residential project granted under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 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 amendment in consent to establish is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is **Rs. 275.00 Cr.**
(As per C.A certificate submitted by project proponent)

Amendment in Consent to Establish with Expansion is valid for construction of Residential Project named as **M/s. Landscape Realty "Anant Srishti" Gat No. 387 and 404, Jambhul, Tal: Maval, Dist: Pune**, for total plot area of **1,30,890.00 Sqm** and Proposed total construction built up area **1,25,166.8 Sqm**, as per EC dt. 26/03/2019, including utilities and services and as per Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	857.0	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	125 KVA	4	As Per Schedule -II

5 **Conditions under Solid Waste Management Rules, 2016:**

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	2117.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	1444.7 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	177.00 Kg/day	STP	Used as manure

6. This consent is granted with overriding effect of earlier consent granted by Board vide No. Format 1.0/BO/ROHQ/CE/CC-1610000379 dt.14/10/2016.
7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
1. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dt. 26/03/2019 for total plot area **1,30,890.00 Sqm** and total construction BUA **1,25,166.8 Sqm**.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	5,50,000/-	SBIN0005350JSBP0000098	21/05/2019	Janta Sahakari Bank Ltd,

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **885.00 CMD**

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

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

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

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

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

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	1030.00

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

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	35.00	Lit/Hr	--	--
2.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	35.00	Lit/Hr	--	--
3.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	35.00	Lit/Hr	--	--
4.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	35.00	Lit/Hr	--	--

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

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

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



Schedule-III
Details of Bank Guarantees

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

(Handwritten signature)

Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

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

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

Samruddhi Waterworks Private Limited

Office No. 612 & 613 Sixth Floor, Gandharva Galaxia, Sr. No.135,
Raskar Chowk, Amanora - Magarpatta City Road, Hadapsar,
Pune - 411028. Maharashtra, INDIA.
Mobile: +91 9665501466, 8482822288
Email: samruddhi.waterworks@gmail.com

**समृद्धी वॉटरवर्क्स प्रा. लि.**

ऑफिस क्र. ६१२, ६१३, सहावा मजला, गंधर्व गैलेक्सीया,
सर्वे क्र. १३५, रास्कर चौक, अमनोरा-मगरपट्टा सिटी रस्ता,
हडपसर, पुणे-४११०२८, महाराष्ट्र, भारत.
मोबाईल + ९१ ९६६५५०१४६६, ८४८२८२२२८८
ई-मेल: samruddhi.waterworks@gmail.com

Ref. No.: SWPL/MKT/CP-0061/R0
Date: 10th January, 2020

Certificate of Erection Completion**To Whomsoever It May Concern**

This is to certify that **Samruddhi Waterworks Private Limited, Pune** has successfully completed installation & erection of **1580 KL Evaporation Pond** for "Landscape Realty" for their Project "**Anantshristi**" (Pond) at Gat No. 387 & 404, Mauje-Jambhul, Tal Maval, Near Mahindra UGINE Steel Company, District-Pune up to client's satisfaction as per following details.

- Supply of material/ equipments completed on **07th January, 2020.**
- Installation & Erection work completed on **09th January, 2020.**

WARRANTY: The product warranty will be effective from the date of completion of Installation & Erection for the period up to 18 months i.e. **09th January 2020 to 08th January, 2021.**


Director,



Samruddhi Waterworks Private Limited, Pune

Regd. Office : PNG House, 694, Narayan Peth, Laxmi Road, Pune - 411 030

Sales Off. : Flat No., 101, Amelia,
Lakaki Road, Model Colony, Opp. Pratibha Nursing Home,
Pune - 411 016, MS India
Ph : (020) 25665154 / 55 / 67208620
Fax : (020) 25665156

Date: 12/08/2020

Site add: Landscape Realty,
Gat no. 387 and 404,
village Jambhul, Taluka Maval,
District Pune.

Correspondence add: PNG House
694, Narayan Path,
Laxmi Road
Pune – 411030.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, we, M/s Landscape Realty, Gat no. 387 and 404, village Jambhul, Taluka Maval, District Pune, have planted about 1,650 trees already and since the construction of building P and K is in progress, we will comply with the condition of planting the balance number of trees, if any before applying for final OC of buildings O, N, R, L and Row house no. A-1 to A-8 and B-1 to B-3.

Thanking you,

P S Varjani
Authorised Signatory
M/s Landscape Realty

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000118924/CR/2204000909

Date: 17/04/2022

To,
 M/s Landscape Realty
 G. No 387 & 404, Village Jambhul
 Tal: Maval Dist: Pune



Your Service is Our Duty

Sub: Renewal of Consent to Operate (part-I) for residential construction project under Red Category

- Ref:**
1. Amendment in Consent to Establish with Expansion granted vide No. Format 1.0/BO/Jd(WPC)/UAN-073155/CE/CC-200100674 dt. 08/01/2020.
 2. Renewal of Consent to Operate (Part-I) granted vide No. Format1.0/CC/UAN No.000098052/CR-2104000606 dtd. 09.04.2021
 3. Minutes of 18th consent committee meeting held on 08.03.2022

Your application NO. MPCB-CONSENT-0000118924

For: grant of Consent to Renewal 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 Renewal of Consent to Operate (part-I) is granted for period upto 30.04.2022
2. The capital investment of the project is Rs.132.31 Cr. (As per C.A Certificate submitted by industry).
3. The Consent to Renewal (Part-I) is valid for residential construction project named as M/s Landscape Realty, G. No 387 & 404, Village Jambhul, Tal Maval Dist Pune on Total Plot Area of 130890 SqMtrs for completed construction BUA of 31449.42 SqMtrs out of Total Construction BUA of 81026.22 SqMtrs as per specific condition of EC granted dated 26.03.2019 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 08.01.2020	130890.00	125166.80
2	Environmental clearance dtd 26.03.2019	130890.00	81026.22
3	Renewal of Consent to Operate (Part-I) dtd 09.04.2021	130890.00	31449.42

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	0	0

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	234	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 125 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	576 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry Garbage	384 Kg/Day	Segregation	To Local Body for recycling
3	STP	27 Kg/Day	Dewatering	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
1	5.1 Used or spent oil	15	Ltr/A	Reprocessing	To Authorized Recyclers

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 operate and maintain Organic waste digester with composting facility or Bio gas digester with composting facility effectively.
11. PP shall make provision of charging port for Electric vehicles at least 40 % of total available parking.
12. The Project proponent shall submit bank Guarantee of Rs 13.231 (0.1 % of Capital Investment). The same shall be forfeited as PP not obtained renewal of consent after 30.04.2021, thus violated the consent conditions.
13. The Project proponent shall submit Board Resolution in prescribed format within 15 days as PP not obtained renewal of consent after 30.04.2021, thus violated the consent conditions, thus violated the consent conditions. PP shall submit Bank guarantee of Rs 2.0 lakhs towards submission of Board Resolution.

14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000001427 dtd 26.03.2019 for construction project having total plot area of 130890 Sqm and total construction BUA of 81026.22 Sqm as per specific condition.



Ashok Shingare

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bc913ff5
a2baeac8

Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-04-17 12:07:12 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	264620.00	MPCB-DR-7802	06/09/2021	RTGS

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain and forfeit the bank guarantee of Rs. 13.231 lakh from the PP
- 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 Sewage Treatment Plant (STP) with design capacity of 270 CMD based on MBBR
- 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.

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

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

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

<i>Sr. No.</i>	<i>Purpose for water consumed</i>	<i>Water consumption quantity (CMD)</i>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	260.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Set -125 kVA	Acoustic Enclosure	2.24	HSD 26 Ltr/Hr	1	SO ₂	12.48 Kg/Day

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

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



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

<i>Sr. No.</i>	<i>Consent(C2E/C2O/C2R)</i>	<i>Amt of BG Imposed</i>	<i>Submission Period</i>	<i>Purpose of BG</i>	<i>Compliance Period</i>	<i>Validity Date</i>
1	Renewal of Consent (Part-I)	Rs. 10 lakh	15 Days	O and M of pollution control system Compliance consent conditions.	30.04.2022	31.08.2022
2	Renewal of Consent (Part-I)	Rs. 2.0 lakh	15 Days	Submission of Board Resolution	30.04.2022	31.08.2022
3	Renewal of Consent (Part-I)	Rs. 13.231 lakh	15 Days	Compliance consent conditions.	30.04.2022	31.08.2022

** 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.

BG Forfeiture History

<i>Srno.</i>	<i>Consent (C2E/C2O/C2R)</i>	<i>Amount of BG imposed</i>	<i>Submission Period</i>	<i>Purpose of BG</i>	<i>Amount of BG Forfeiture</i>	<i>Reason of BG Forfeiture</i>
1	Renewal of Consent (Part-I)	Rs. 13.231 lakh	15 Days	Towards Compliance of Consent Conditions	Rs. 13.231 lakh	violation of consent condition

BG Return details

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

SCHEDULE-IV

General Conditions:

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

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

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-070982 /CO/CC-1908000174

Date 06/08/2019

To,
M/s. Landscape Realty,
G. No. 387 & 404,
Jambhul, Tal: Maval, Dist: Pune.

Sub: 1st part Consent to operate for Residential Construction Projects is granted under Red category.

- Ref:**
1. Consent to Establish obtained Vide No. BO/RO (HQ)/CE/CC-1610000379 dt.14/10/2016.
 2. Environmental Clearance obtained Vide No. SEIAA-EC-0000001427 dt.26/03/2019.
 3. Your Application vide UAN No. 070982 dt. 08/04/2019.
 4. Minutes of Consent Committee meeting held on 20.07.2019

For: 1st part Consent to Operate for Residential Construction project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The Consent to Operate (Part) is granted for period up to 30.04.2020
2. The proposed capital investment of the project is Rs. 132.31 Cr.
(As per C.A certificate submitted by project proponent)

The 1st part Consent to Operate is valid for Residential Construction Projects named as **M/s. Landscape Realty, G. No. 387 & 404, Jambhul, Tal: Maval, Dist: Pune.** For total plot area of **1,30,890.0 Sqm** and completed construction built up area **31,449.42 Sqm** out of total construction BUA **1,25,166.8 Sqm** including utilities and services and commence Certificated issued by local body and as per architect Certificate Submitted by project proponent dt.18/03/2019.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	234.0	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	125 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	576.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	384.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	27.0 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dtd. 26/03/2019 for total plot area 1,30,890.0 Sqm and construction BUA 1,25,166.8 Sqm.

**For and on behalf of the
Maharashtra Pollution Control Board**


**(E. Ravendiran, IAS)
Member Secretary**

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	2,64,620/-	514078	15/04/2019	Janta Sahakari Bank Ltd

Copy to:

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

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

- 1) A) As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of **270.0 CMD**
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C)	10
02	Suspended Solids	20
03	COD	50
04	Residual Chlorine	1 ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto
- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	260.0

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

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	26.0	Lit/Hr	--	--

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

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

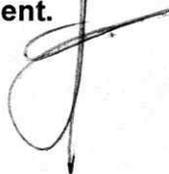
Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to 1 st Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	31.07.2020

Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

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

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





पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

PUNEMETROPOLIS

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

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

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

भागशः भोगवटा प्रमाणपत्र क्र. १

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.7.6 नुसार)

जा.क्र:DP/बीएमए/मौ.जांभूळ/ग.नं.३८७ व ४०४/प्र.क्र.१२१७/१७-१८/

दि. २०/०९/२०२०

प्रति,

लॅन्डस्केप रिअल्टी तर्फे श्री. अमोल दिलीप तावीलदार,

पत्ता :- पीएनजी हाऊस, ६९४, नारायण पेठ,

लक्ष्मी रोड, पुणे ४११०३०

मौजे जांभूळ, ता. मावळ, जि. पुणे येथील ग. नं. ३८७ व ४०४, एकूण क्षेत्र - १३०८९०.०० चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी जिल्हाधिकारी, पुणे यांचेकडील अकृषिक आदेश क्र. पमअ /एनए/ एसआर/ २२७/२०१२, दि. ०४/०१/२०१३ तसेच पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र जा.क्र. डीपी/बीएमए/मौ.जांभूळ/ग.नं.३८७ व ४०४/ प्र.क्र.१२१७/१७-१८, दि. २२/०३/२०१८ अन्वये आपणास परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण आर्किटेक्ट ऋषिकेश कुलकर्णी, लायसन्स नं. CA/२००२/२९२३५, परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली रहिवास इमारती H व। या इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भागशः भोगवटा प्रमाणपत्र मिळणेबाबत दि. २५/०३/२०१९ रोजी अर्ज केल्यावरून आपणास खालील इमारतीस सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ. क्र.	इमारत क्रमांक	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर	मजला	मंजूरीप्रमाणे सदनिका संख्या	एकूण सदनिका
		पार्किंग + ७ मजले	पार्किंग + ७ मजले	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	८
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	८
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	८
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	८
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	८
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	८
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	८
						एकूण



[Signature]

२	आय	पार्किंग + ७ मजले	पार्किंग + ७ मजले	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	८
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	८
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	८
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	८
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	८
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	८
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	८
समुहगृह गृहबांधणी प्रस्तावातील इमारत क्र. एच व आय मधील सदनिकांची एकूण संख्या						११२



१०/११/२०२०
महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

२५/१०

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

प्रत: माहिती व आवश्यक कार्यवाहीसाठी.

१) ग्रामसेवक, मौजे -जांभूळ, ता- मावळ, जि- पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. 20/07/2020 रोजीचे पत्र क्र. 7290 - सोबतचे
परिशिष्ट 'ब'

- १) अर्जदार / सदनिका धारक / गाळे धारक यांना उक्त इमारतीमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखचनि व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक / विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार यांनी दि. ०७/०९/२०१७ रोजीचे स्टॅम्प पेपरवर तसे नोटलाईज्ड हमीपत्र सादर केलेले आहे. त्यास अधिन राहून भागशः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ६) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI + Non FSI) बांधकाम क्षेत्र ६६००३.३१ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI + Non FSI) बांधकाम क्षेत्र सुमारे ९९७८४.५६ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील दिनांक १०/०८/२०१७ रोजीचे पत्र क्र. F.No. 21 - 160/2017 - IA - III अन्वये प्रमाणपत्र प्राप्त केले असून त्यामधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद/ अभियंता/ स्ट्रक्चरल अभियंता/सुपरवायझर यांचेवर बंधनकारक राहिल.
- ६) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार / मालक / विकासक यांचेवर बंधनकारक आहे.
- ७) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने / ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखचनि करणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल.



[Signature]
महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरिता

[Signature]



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

PUNEMETROPOLIS

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

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

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

भागशः भोगवटा प्रमाणपत्र क्र. २

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.7.6 नुसार)

जा.क्र.:DP/बीएमए/मौ.जांभूळ/ग.नं.३८७ व ४०४/प्र.क्र.१२१७/१७-१८/

दि. २०/०९/२०२०

प्रति,

लॅन्डस्केप रिअल्टी तर्फे सौ. पल्लवी अमीत वैद्य,
पत्ता :- १०१, एक्सप्रेस टॉवर्स, ५९४, सदाशिव पेठ,
लक्ष्मी रोड, पुणे ४११०३०

मौजे जांभूळ, ता. मावळ, जि. पुणे येथील ग. नं. ३८७ व ४०४, एकूण क्षेत्र - १३०८९०.०० चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी जिल्हाधिकारी, पुणे यांचेकडील अकृषिक आदेश क्र. पमअ /एनए/ एसआर/ २२७/२०१२, दि. ०४/०१/२०१३ तसेच पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र जा.क्र. डीपी/बीएमए/मौ.जांभूळ/ग.नं.३८७ व ४०४/ प्र.क्र.१२१७/१७-१८, दि. २२/०३/२०१८ अन्वये आपणास परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण आर्किटेक्ट ऋषिकेश कुलकर्णी, लायसन्स नं. CA/२००२/२९२३५, परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली रहिवास इमारती J व Q या इमारतींचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भागशः भोगवटा प्रमाणपत्र मिळणेबाबत दि. १७/१०/२०१९ रोजी अर्ज केल्यावरून आपणास खालील इमारतीस सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ. क्र.	इमारत क्रमांक	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर	मजला	मंजूरीप्रमाणे सदनिका संख्या	एकूण सदनिका
१.	जे	पार्किंग + ७ मजले	पार्किंग + ७ मजले	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	८
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	८
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	८
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	८
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	८
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	८
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	८



२	क्यू	पार्किंग + ७ मजले	पार्किंग + ७ मजले	पहिला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	८
				दुसरा	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	८
				तिसरा	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	८
				चौथा	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	८
				पाचवा	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	८
				सहावा	६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८	८
				सातवा	७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८	८
				एकूण		
समुहगृह गृहबांधणी प्रस्तावातील इमारत क्र. जे व क्यू मधील सदनिकांची एकूण संख्या					११२	

(१३/०१/२०२०)
महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे माध्यमेने



प्रत: माहिती व आवश्यक कार्यवाहीसाठी.

१) ग्रामसेवक, मौजे - जांभूळ, ता. - मावळ, जि. - पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. 20/09/2020 रोजीचे पत्र क्र. 9290 सोबतचे
परिशिष्ट 'ब'

- १) अर्जदार / सदनिका धारक / गाळे धारक यांना उक्त इमारतींमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक / विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार यांनी दि. ०७/०९/२०१७ रोजीचे स्टॅम्प पेपरवर तसे नोटरीज्ज् हमीपत्र सादर केलेले आहे. त्यास अधिन राहून भागशः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ६) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI + Non FSI) बांधकाम क्षेत्र ६६००३.३१ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI + Non FSI) बांधकाम क्षेत्र सुमारे ९९७८४.५६ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील दिनांक १०/०८/२०१७ रोजीचे पत्र क्र. F.No. 21 - 160/2017 - IA - III अन्वये प्रमाणपत्र प्राप्त केले असून त्यामधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद/ अभियंता/ स्ट्रक्चरल अभियंता/सुपरवायझर यांचेवर बंधनकारक राहिल.
- ६) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार / मालक / विकासक यांचेवर बंधनकारक आहे.
- ७) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने / ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखर्चाने करणे अर्जदार / जमीन मालक / विकासक यांचेवर बंधनकारक राहिल.



महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरिता

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

GOVERNMENT OF MAHARASHTRA

No. MFS/289 /2014/
Tel No. 2667 7777
Fax No.2666 0287

Directorate of Maharashtra Fire Services
Maharashtra Fire Service Academy
Vidyanagri, Hans Bhugra Marg,
Santacruz (East), Mumbai – 400 098
Date: 19/12/14

M/s. Landscape Realty.
Gat No. 378 & 404,
Village-Jambhul,
Tal-Maval, Dist- Pune.

Sub.-: Grant of "Final No Objection Certificate" for your Residential building (Type- H,I) in Gat No. 378 & 404, Gat No. 378 & 404, Village-Jambhul, Tal-Maval, Dist-Pune.

- Ref.-: 1) This office Provisional No-Objection Certificate No. FA/Fire NOC/102 dated 19.12.2011.
2) Your application vide No. Nil, dated nil for Final NOC.
3) Certificate Submitted by License Agency M/s. Ultra Fire Systems Pvt. Ltd. Pune vide Letter No. Nil dated 01.06.2014.

Dear Sir,

With reference to the above, a representative of this office visited your Residential building on 08.07.2014 at the above-mentioned address for inspection of fire fighting arrangements provided by you. Since the fire fighting arrangements provided by you were found in satisfactory working condition, this office is issuing a "Final No-Objection Certificate" for your Residential building having built up area admeasuring to 8103.90 Sq. Mtrs. The area wise details area as follows:

Building	Ground	1 st floor	2 nd floor	3 rd floor	4 th floor	5 th floor	6 th floor	7 th floor	Total area in Sq. Mtrs.	Occupant Load No. of Persons
H	578.85	578.85	578.85	578.85	578.85	578.85	578.85	578.85	4051.95	370
I	578.85	578.85	578.85	578.85	578.85	578.85	578.85	578.85	4051.95	370
Total built up area in Sq. Mtrs. (Type- H,I)									8103.9	740

This certificate shall be treated valid for a period of one year from the date of issue i.e. up to 10.07.2015. It is your responsibility to get the same renewed every year after inspection of fire fighting installation and arrangements provided for fire safety.

Following Statutory Provisions Under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, should be adhered.

- Under Section 3 of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.
- It is presumed that you have completed the work adhering to the provisions under Section-3 of the said Act.
- Under sub-section (3) of Section 3, it is responsibility of the Owner or the Occupier as the case maybe, shall furnish to The Director MFS or nominated officer a Certificate in a prescribed form twice a year in the Month of January & July regarding maintenance of fire prevention and life safety measure in good repair and efficient condition as specified in sub-section (1).
- Under sub section (4) of Section 3, no person shall tamper with, alter, remove or cause any injury or damage to any fire prevention and life safety equipment installed in any such building or part thereof or instigate any other person to do so.



17-2-10-11

19/12/14



The Fire Prevention & Protection systems installed by you in the building premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted.

M/s. Landscape Realty has deposited an amount of Rs. 2,40800/- vide Receipt No. (In Reference to DD no. 849670 dated 28.11.2011) towards Fire Protection Fund Fees.

The undersigned reserves right to amend/suggest any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the mall building.

Thanking you.



Yours faithfully,

(M. V. Dashmukh)
Director
Maharashtra Fire Services

Copy to Collector Pune for information.



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

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

PUNEMETROPOLIS

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

Ph No: ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ / फोन नं. : ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ Email : hqpmrda@gmail.com

Date:- 25/09/2019

Please quote following number to
Building Permission for future
correspondence with PMRDA
No. FFMA/ 83 /2019

M/s. Landscape Realty

Gat No-387, 404

Village-Jambhul

Tal-Maval, Dist-Pune.

Sub:- Grant of "Final No Objection Certificate" for your Residential Buildings "J & Q" Only on Gat No. 387, 404, Village-Jambhul, Tal-Maval, Dist-Pune.

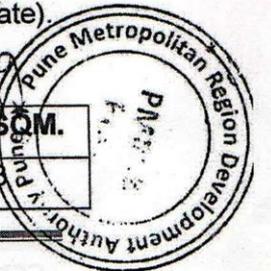
- Ref:-** i) "Provisional NOC" issued by "The Director of Maharashtra Fire Service" Mumbai, vide no. **MFS/51/2014/659**, Dated:-**30/12/2014**.
ii) PMRDA Building Permission Dept. approved by the drawing vide letter No. **BMA/C.R.No-1217/2017-18**, Dated:-**22.03.2018**
iii) Final Fire Application Number:-**77 of 2019**, Dated:-**16.09.2019**

Dear Sir,

This has reference (iii) to the above the application submitted by Architect Mr. Hrishikesh Kulkarni on behalf of **M/s. Landscape Realty**. The subject mentioned application submitted is for obtaining "Final No Objection Certificate" Form "A" from 1) M/s. Ultra Firetech Systems Pvt. Ltd. (MFS/LA/RF-174,RD-162), 2) M/s. Priti Fire and Fighting Equipment System (MFS/LA/RF-80), are licensed agencies register under the provision of "The Maharashtra Fire Prevention and Life safety Measure Act, 2006. Details statement of construction is as under on above mention address for the built up area admeasuring to **7337.26SQM**. (Area as per Architect Certificate).

The details of Proposed construction are as under:-

Sr. No.	Building Name	No. of Floors	Height in Mtrs	Net B/U in SQM.
1.	J	Stilt + 07	24.00	3668.68



2.	Q	Stilt + 07	24.00	3668.63
TOTAL			24.00	7337.26

The Detail statement of Form-A issued by the licensed agencies is as under:-

Sr. No.	License Agency Name	Building Name
1.	1) M/s. Ultra Firetech Systems Pvt. Ltd. (MFS/LA/RF-174,RD-162),	Building- J
2.	2) M/s. Priti Fire and Fighting Equipment System (MFS/LA/RF-80),	Building- Q

Site Inspection & testing of the Fire Fighting System is carried out representative of fire Dept. & Considering the "Form - A" submitted by the M/s. **Landscape Realty** that all Fire Fighting system along with the other requirements provided by you is as per the requirement of Provisional NOC and found in working condition. Considering the same "Final No-Objection Certificate" issued to your construction.

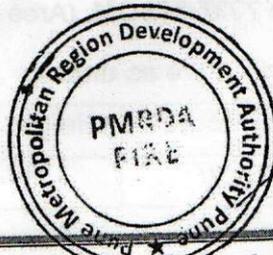
Details of the Fire Protection Fees Paid by M/s. Landscape Realty for Residential buildings

Sr. No.	FIRE-FILE NO.	Built up Area for Fees calculation	Total Amount	Payment Challan No & payment Date
1.	MFS/51/2014/659	Residential = 73810.29 SQM	Rs. 4,42,865/- (Four Lac Forty Two Thousand Eight Hundred Sixty Five Rupees Only),	UTR No. UTIBH14360026754

Considering the same, we may issue the "Part-Final No-Objection Certificate" for the above-mentioned built up area.

The Fire fighting and safety systems installed by you in the Building premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted. The condition mentioned in the "Provisional No-Objection Certificate" will remain unchanged.

Thanking you.



Yours faithfully,
(Signature)
(Devendra Potphode)
Chief Fire Officer
PMRDA, PUNE



PUNE METROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Region Development Authority, Pune
स.नं. १५२ - १५३, महाराजा सायाजीराव गावकवाड उद्योग भवन, अंध, पुणे - ४११००७.
S No. 152 - 153, Maharaja Sayajirao Garkwad Udyog Bhawan, Aundh, Pune - 411007
Ph. No. ०२० - २५९ ३३ ३४६ / ३५६ / ३३३ फोन नं. - २५९ ३३ ३४६ / ३५६ / ३३३ Email: hqprda@gmail.com

Date:- 28/08/2020

Please quote following number to
Building Permission for future
correspondence with PMRDA
No. FFMA/ 30 /2020

TO,

M/s. Landscape Realty

Gat No -387 & 404

Village-Jambhul

Tal-Maval, Dist-Pune.

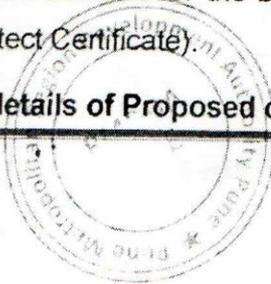
Sub:- Grant of "Final No Objection Certificate" for your Residential Building "P & K" only on Gat No. 387 & 404, Village-Jambhul, Tal-Maval, Dist-Pune.

- Ref: i)"Provisional Fire NOC" issued by Directorate of Maharashtra Fire Service, Mumbai vide no. **MFS/51/2014/659**, Dated:-**30.12.2014**
ii) "PMRDA Building permission Sanction No.- BMA/C.R.NO-1217/2017-18 Dated.22.03.2018 (Bldg-P & K)
iii) Your Final Application Number:-32 of 2020-21, Dated:-25.08.2020

Dear Sir,

This has reference (iii) to the above the application submitted by Architect Mr. Hrishikesh Kulkarni on behalf of **M/s. Landscape Realty**. The subject mentioned application submitted is for obtaining "Final No Objection Certificate" Form "A" from 1) M/s. Ultra Firetech Systems Pvt. Ltd. (MFS/LA/RP-154, RD-138) are licensed agencies register under the provision of "The Maharashtra Fire Prevention and Life safety Measure Act, 2006. Details statement of construction is as under on above mention address for the built up area admeasuring to **9433.62 SQM**. (Area as per Architect Certificate).

The details of Proposed construction are as under:-



[Handwritten signature]

Sr. No.	Building Name	No. of Floors	Height in Mtrs	Net B/U in SQM.
1	P	Stilt + 09	30.00	4716.81
2	K	Stilt + 09	30.00	4716.81
TOTAL				9433.62

The Detail statement of Form-A issued by the licensed agencies is as under:-

Sr. No.	License Agency Name	Building Name
1	1) M/s Ultra Firetech Systems Pvt. Ltd (MFS/LA/RF-154, RD-138)	Building- P & K

Site Inspection & testing of the Fire Fighting System is carried out representative of fire Dept & Considering the "Form - A" submitted by the M/s. Landscape Realty that all Fire Fighting system along with the other requirements provided by you is as per the requirement of Provisional NOC and found in working condition. Considering the same "Final No-Objection Certificate" issued to your construction.

Details of the Fire Protection Fees Paid by M/s. Landscape Realty for Residential buildings

Sr. No.	FIRE-FILE NO.	Built up Area for Fees calculation	Total Amount	Payment Chailan No & payment Date
1.	MFS/51/2014/659	Residential = 73810.29 SQM	Rs. 4,42,865/- (Four Lac Forty Two Thousand Eight Hundred Sixty Five Rupees Only),	UTR No. UTIBH14360026754

Considering the same, we may issue the "Final No-Objection Certificate" for the above-mentioned built up area.

The Fire fighting and safety systems installed by you in the Building premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted. The condition mentioned in the "Provisional No-Objection Certificate" will remain unchanged.

Thanking you.



Yours faithfully,

Devendra Potphode
28/8/2020
(Devendra Potphode)

Chief Fire Officer
PMRDA, PUNE

13.3 Recreational open spaces:

- 13.3.1** In any layout or subdivision or any development of land for any use/zone admeasuring 0.40 Ha. or more after deducting D.P.road and reservation area, if any, 10%of the entire holding area shall be reserved as recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 ha. recreational open space may be allowed to be left at different locations in the same layout provided that the size and other dimensions conform to the provisions herein below.

In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground.

Provided that, the above-mentioned area of 0.4 Ha. or 0.8 Ha. shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. If such sub-divided holding in revenue/city survey record admeasures less than 0.4 or 0.8 Ha., then 10% open space shall be left which shall not be in any case less than 250 sq.mt.

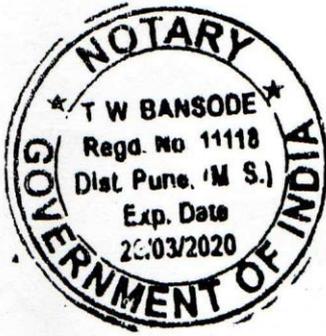
Provided further that, in case of lands declared surplus or retainable under Urban Land (C & R) Act, 1976, if the entire retainable holding or entire surplus holding independently admeasures 0.4 Ha. or more, then 10 percent recreational open space shall be necessary in respective holding.

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Planning Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

- 13.3.2.** The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.
- a) On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the Authority or Collector until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants.
 - b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.
- 13.3.3** No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these regulations with the majority consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.
- 13.3.4** The open spaces shall be exclusive of location of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.

- 13.3.5.** No such recreational open spaces shall admeasure less than 400 sq. m.
- 13.3.6** Minimum dimensions -The minimum dimensions of such recreational open space shall be not less than 10 m. and if the average width of such recreational open space is less than 20 m. the length thereof shall not exceed 2 ½ times the average width.
- 13.3.7** Such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.
- 13.3.8** If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:
There shall be two storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor. In case of stilt, additional floor may be allowed.
- 2) The structures used for the purpose of pavilion or gymnasia or club house or vipashyana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the Authority or other structures for the purpose of sports and recreation activity may be permitted. Convenience Shopping below pavilion facing on road on payment of premium at the rate of 10 % of the land rate in ASR with requisite side margin required for stadium may be allowed.
 - 3) No detached toilet block shall be permitted.
 - 4) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the layout of subdivision of the land.
 - 5) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
 - 6) Such structure shall not be used for any other purpose, except for recreational activity.
 - 7) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
 - 8) The owners' society / societies, the federation of the owners' societies shall submit to the Authority or Collector, a registered undertaking agreeing to the conditions in (5) to (7) above while obtaining permission for the above said construction.
- 13.3.9** Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.
- 13.3.10** In case of sub-division of land admeasuring 8000 sq. m. or more in area in an industrial zone, 5 percent of the total area in addition to 10 percent stipulated in Regulation No 13.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be used for construction of buildings for banks, canteens, welfare centre, health centre, offices, convenient shopping, crèches and other common purposes considered necessary for industrial users as approved by the Authority or Collector. However, such amenity space shall not be required in case of permission governed under Regulation No.22.4.2.1 (v).



IN THE HIGH COURT OF JUDICATURE AT BOMBAY

CIVIL APPELLATE JURISDICTION

CIVIL WRIT PETITION NO: 13195 OF 2018

DIST: PUNE

Rameshwar Maniyar and Anr ... Petitioners

Versus

State of Maharashtra and Ors ... Respondents

AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO.

3,

I, Vijaykumar R Goswami, the Metropolitan Planner of the Respondent No.3, Authority do hereby state on solemn affirmation as under:

1. I say that I have read the copy of the entire Writ Petition and annexures annexed thereto. I have perused the relevant records available in the office of the Respondent No.3, Authority pertaining to the aforesaid matter and

thus I am conversant with the facts of the case so as to depose the present Affidavit in reply. I am filing this short affidavit for a limited purpose opposing the Petition and grant of interim relief prayed herein. I crave leave to file additional affidavit if required. I deny each and every statement averment and contention raised by the Petitioner in the present Petition which is contrary to and inconsistent with what has been stated by me hereinafter. I say that any averment not specifically denied by me should be construed as admitted.

2. I say that, the Respondent No.3, Pune Metropolitan Regional Development Authority (herein after referred to as PMRDA, for sake of brevity) is constituted under the provisions of Maharashtra Metropolitan Region Development Authority Act and Maharashtra Regional and Town Planning Act. I say that PMRDA is constituted and established in the year 2015. PMRDA is Planning and Development authority for the Pune Metro Region with an outlook towards channelizing growth in a strategic and orderly manner of the Region.
3. At the very outset, I say and state that, the present Petition is not maintainable, as the Petitioner has sought to challenge the revision in building permission granted by the Respondent No.3, vide order dated 22.03.2019. I say that, an alternate efficacious remedy available to the present Petitioner is by way of



approaching Civil Court and hence present Petition is liable to be dismissed on the said ground.

4. I say that, the allegation that the consent of majority of flat owners was not obtained in rearranging the open spaces in accordance with the provisions of Development Control and Promotion Regulations for Regional Area in Maharashtra is factually incorrect. I say that, the purchaser obtained consent in the registered agreement executed between the flat owners and the purchasers. Copies of the registered instruments with the Purchaser are annexed and marked as **Annexure 1 to 5**.

5. I say that, the rearrangement of open space is sanctioned in accordance with the Development Control Rules. I say deny that, the rearrangement of open space marked as 'A' into Open space marked as 'F' is illegal. I say that, in accordance with Development Control Rules, no development is permitted within 30 meter from the center of the District Road, i.e. Building Control Line. I say that, however no restriction is imposed to keep open space within the distance of 30 meters i.e Building Control Line and thus, it is legal. Copy of the GR dated 9 March 2001 and 5 August 2019 in this regard are annexed and marked as **Annexure 6 and 7**.

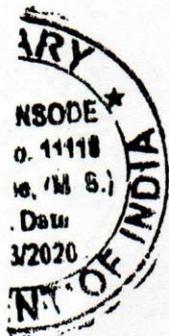
6. I say deny that, access to open spaces specified in layout are not available. As per Rule 13.3.9



'Every Plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout'.

I say that, present scheme is a Group Housing Scheme and it is evident from the revised layout that, each and every open space is directly approachable from every building. I say that, the open spaces namely 'A' and 'E' are directly approachable.

7. I say that, as the present scheme is Group Housing Scheme wherein FSI has been computed on the basic of net plot area and plans are sanctioned accordingly. As such, there is no violation of any rules in revising the building permission on this aspect. I further say that, the PMRDA upon finding any irregularities or violations in use of FSI, the PMRDA will scrutinize the same while grant of Occupancy certificate and take appropriate action in accordance with MRTP Act.
8. I say that, with regard to Environmental Clearance, Government of India Ministry of Environment, Forest and Climate Change vide Notification dated 29 April 2015 and subsequent Office Memorandum dated 12 April 2016, Government has extended validity of the EC from 5 years to 7 years. Copy of the said Office Memorandum is annexed and marked as **Annexure 8** and **9**. I say that, the Respondent No.5 has received First Environmental clearance on 18 October 2012, Consent to Establish on 14/10/2016, Subsequent



Environmental clearance was granted on 26 March 2019 and Consent to Operate was granted on 06 August 2019. Copies of the same are annexed and marked as **ANNEXURE 10 to 12.**

9. I say that, vide letter dated 18/12/2012, First Environmental Clearance was granted to the Respondent No.5. I say that, the said environmental clearance was granted for built up area admeasuring 81,781 Sq meter and the original as well as revised sanction plan is well within the sanctioned built up area limit.
10. I say that, the issue of Environmental certificate and clearance is considered at the time of issuance of Occupancy Certificate and the said has no bearing or consideration while sanction or revision of layout plan. I say that, PMRDA ensures to make Respondent No.5, comply with all the statutory permissions including those of environmental clearance prior to grant of Occupancy certificate. I further say that, in the present case Occupancy certificate is not yet issued by the PMRDA.
11. I say that, with regard to contention of the Petitioner of illegally handing over possession of flats without grant of Occupancy Certificate will be seriously considered by the PMRDA and appropriate action will be taken at the time of grant of Occupancy certificate.



- 329
12. I further say that appropriate competent authorities have issued Fire No Objection Certificate for two building on 19/07/2014 and for two buildings on 25/09/2019. The copies of Fire NOC are hereto annexed and marked as **ANNEXURE 13 and 14**.
13. I further say that, the Respondent PMRDA has taken cognizance of the letters addressed time to time by the Petitioner and has even timely replied to the said letters. I say that, the Respondent PMRDA also conducted hearings in this regard. The copies of notices issued and hearing attendance sheet are hereto annexed and marked as **ANNEXURE 15 and 16**.
14. In the aforesaid facts and circumstances, considering the aforesaid facts, there is no merit in the present Writ Petition and hence is liable to be dismissed with exemplary costs.
15. I, crave leave to add/ amend the aforesaid paragraphs as and when required.



Whatever stated herein above is true and correct to the best of my knowledge, information and belief.

Solemnly affirmed at Pune)

This 1st day of November, 2019)

Deponent

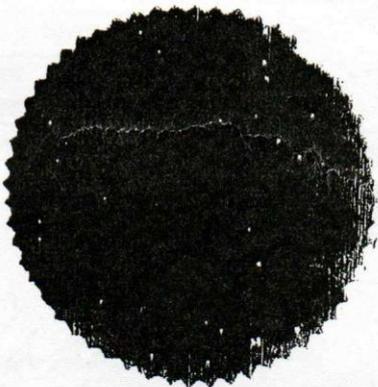
Identified by me.

Advocate.

Before me, BEFORE ME

[Signature]
NOTARY PUBLIC OF INDIA
DIST. PUNE

NOTED AND REGISTERED AT SEEN



11/11/2019

MAHARASHTRA POLLUTION CONTROL BOARD REGIONAL OFFICE – PUNE

Phone No. (020) 2581 1694
(020) 2581 1627
Fax No. (020) 2581 1029
Visit us at <http://mpcb.gov.in>



Jog Centre, 3rd Floor,
Wakdewadi,
Old Pune- Mumbai Road,
PUNE – 411 003

MPCB/ROPI

190404-FTS-0273

Date: 04/04/19

To
M/s Landscape Rality "Anant Srishti",
Gat No 387 &404, Vill Jambhaul,
Tal Maval, Dist Pune

Sub: Direction 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 Wastes (Management, Handling & Transboundary Movement) Rules, 2008 and amendments thereafter.

Ref: 1) Consent to establish granted by the Board on 14.10.2016.
2) Complaint regarding violation of Environmental enactment thereby causing pollution nuisance due to your project received from Shri Rameshwar Maniyar, Chndrabhan Apratment, Shivaji Nagar, Pune.
3) Visit of Board officials to your project on 16.03.2019.
4) Proposal by SRO-II vide office note dtd 190318-FTS-0268

all

WHEREAS, your residential project is located in the "Pollution Prevention Area" under the Water (Prevention & Control of Pollution) Act 1974, under the Air (Prevention & Control of Pollution) Act 1981 and Hazardous and Other Waste (Management and Transboundry Movement) Rules, 2016 followed by further amendments made therein from time to time.

AND WHEREAS, Board has granted consent to establish vide ref (1) and it is obligatory on your part to obtain Consent to operate of the Board for your activity and to provide necessary Pollution Control systems for control of Water & Air Pollution.

AND WHEREAS, this office has received complaint vide ref (2) above regarding pollution nuisance due to your residential project. The officer of the Board had visited your industry and reported that

1. You have not obtained consent to operate before handing over the possession of flats.
2. You have not provided sewage treatment plant for treatment of 677.12 CMD domestic effluent. Presently the effluent is unscientifically disposed through tankers.
3. You have not provided organic waste convertor for treatment of solid waste from your residential project.
4. As per available office record, you have not submitted the Bank Guarantee as per Consent to establish granted by the Board.

AND WHEREAS, above noncompliance were brought to you notice during visit of Board officials, however, you have not submitted your reply till date.

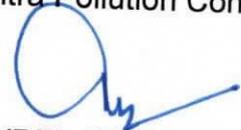
..2..

AND WHEREAS, Sub Regional officer, Pune-II vide office note at ref(4) reports that you are failed to comply the conditions of Consent to establish granted by the Board.

AND WHEREAS, after going through the record of your case, reports and information of the Board officials and making necessary enquiries, I came to the conclusion that you are failed to comply with the consent conditions granted by the Board and thereby causing grave injury to the Environment in the least bothered way.

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, Dilip Khedkar, Regional Officer at Pune hereby direct you to stop all your activities related to this project forthwith. Also note that, the competent authorities are directed to disconnect electricity and water supply of your residential project.

For and on behalf of
Maharashtra Pollution Control Board



(Dilip Khedkar)
Regional Officer

Copy submitted for favor of information to:-

1. The Member Secretary, MPCB, Mumbai.
2. The Commissioner, PMRDA, Aundh, Pune
-He is requested to initiate necessary action in the matter.
3. Joint Director (WPC), MPCB, Mumbai.-For Information.

Copy forwarded to:-

1. Law Officer (P & L Div), MPCB, Mumbai

Copy to:

1. Executive Engineer, MSEDCL, Maval Division/Rajgurunagar, Pune Dist Pune
- He is directed to disconnect the electric supply of above project, after receipt of this direction and communicate accordingly.
2. Gramsewak, Grampanchayat Jambulwadi, Tal Maval Dist Pune.
- He is directed to disconnect the water supply of above project, after receipt of this direction and communicate accordingly.

Copy to

Sub Regional Officer- Pune-II

- He is directed to serve the directions to the project and competent Authorities, keep follow up and report compliance accordingly

For and on behalf of
Maharashtra Pollution Control Board



(Dilip Khedkar)
Regional Officer

01.06.2022

To,
The Additional Director(s),
The Ministry of Environment & Forests & Climate Change (MoEF & CC)
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Lines, Nagpur
Maharashtra – Pin 440001

Sub.: Submission of Half Yearly Post EC Compliance Report for Period –OCTOBER 2021 TO MARCH 2022 by email to ecompliance-mh@gov.in

Ref.: Environment Clearance vide Letter No. SEIAA EC 0000001427 dated 26th March 2019 for Construction of Project "Proposed Residential Project Anant Srishti" by M/s Landscape Realty at Gat No 387 & 404, Village Jambhul, Taluka Maval, Dist.- Pune Maharashtra.

Dear Sir,

Refer to mentioned subject line, herewith we are submitting Half Yearly Post EC Compliance Report for OCTOBER 2021 TO MARCH 2022 Period for our project "Proposed Residential Project Anant Srishti" by M/s Landscape Realty at Gat No 387 & 404, Village Jambhul, Taluka Maval, Dist.- Pune Maharashtra.

Kindly acknowledge the same.

Thanking You.

Yours Faithfully,

For Landscape Realty

PS Varjani

Authorised Signatory

ENCL:

1. Part A – Current Status
2. Part B - Pointwise compliance status
3. Part C – Enclosures
4. Part D – Annexures

Copy forwarded to

- 1) MPCB Regional Office, MUMBAI.