

BEFORE THE NATIONAL GREEN TRIBUNAL, WESTERN ZONE**BENCH, PUNE, AT PUNE****ORIGINAL APPLICATION No. 1 OF 2024**

VISHAL SHANTARAM DARWATKAR

... APPLICANT

V/s.

UNION OF INDIA AND OTHERS

... RESPONDENTS

INDEX

SR NO	ANNE XURE	PARTICULARS	PAGE NOS.	
			From	To
1.		Index	837	839
2.		Reply	840	889
3.		Affidavit	890	891
4.	R-1	Copy of the said Environmental Clearances dated 22.03.2013, 14.09.2019, 01.01.2022	892	923
5.	R-2	Copy of the said Consent to Establish Dated 03.04.2012	924	929
6.	R-3	Copy of revalidation of the consent establish dated 31.12.2020	930	935
7.	R-4	Copy of revalidation of the consent establish dated 14.11.2022	936	943
8.	R-5	Copy of the consent to operate dated 04.09.2020	944	949
9.	R-6	Copy of the said consent to operate dated 29.03.2023	950	957
10.	R-7	Copy of the Renewal of consent to operate dated 31.01.2024	958	966

11.	R-8	Copy of the Occupancy certificates issued by Pune Municipal Corporation (PMC) on 21 st September 2018, 13 th January 2021, 29 th June 2021 and 8 th November 2023	967	972
12.	R-9	Copy of Completion certificate and sanctioned plan for the project dated 2 nd November 2018	973	977
13.	R-10	Copy of Fire NOC and its renewals	978	1004
14.	R-11	Copy of STP installation certificate and details	1005	1009
15.	R-12	Copy of agreement with SWACH dated 26 th November 2021 and details of OWC	1010	1014
16.	R-13	Copy of the said six monthly compliance reports submitted to the authority time to time	1015	1179
17.	R-14 Colly.	Copy of the details of rainwater harvesting, solar water heating systems and tree cutting permission	1180	1189
18.	R-15	Copy of hydrological study report	1190	1197
19.	R-16	Copy of the tenders issued by Respondent No. 6. Along with storm water layout.	1198	1372
20.	R-17	Copy of the permission for the use of the said land for residential and commercial purpose certificate	1373	1375
21.	R-18	Copy of representation of Respondent No. 10 in compliance with the directions of SEAC-1 in 58 th Meeting dated 01.08.2012	1376	1388
22.	R-19	Copy of the letter by Respondent No. 10 addressing all queries raised in 86 th meeting dated 24.04.2019 by SEAC – III	1389	1436
23.	R-20	Copy of the inspection report dated 8 th April 2024	1437	1440

24.	R-21	Copy of the undertaken to MPCB that he will not extract any ground water vide under taking dated 20.09.2021	1441	1442
25.	R-22	Table in reply to the allegations of Applicant	1443	1445
26.	R-23	Copy of the site inspection report dated 08.04.2024	1446	1447
27.	R-24	Copy of the Debris Management Plan and undertaking given by the Respondent No. 10 to the authorities	-	1448
28.	R-25	Copy of the Tree survival report, and Fire Tender Movement Plan	1449	1452
29.		LAST PAGE NO.		1452

PUNE

DATE : 05/12/2024


ADVOCATE FOR RESPONDENT NO. 10

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH PUNEAT PUNE

ORIGINAL APPLICATION No. 1 OF 2024

VISHAL SHANTARAM DARWATKAR

...APPLICANT

V/s.

UNION OF INDIA AND OTHERS

... RESPONDENTS

REPLY ON BEHALF OF

RESPONDENT NO. 10 M/S.

MAHANAGAR REALTY

MAY IT PLEASE THE HON'BLE TRIBUNAL: -

The Reply on behalf of Respondent No. 10 – M/s. Mahanagar Realty (hereinafter will be referred to as the “Respondent No. 10” for the sake of brevity) to the application filed by Mr. Vishal Shantaram Darwatkar (hereinafter will be referred to as the “Applicant” for the sake of brevity) is as under:

1. At the outset, the Respondent No.10 does not admit what is stated in the Original Application filed by the Applicant except what forms part of the record and denies everything in the said application that is contrary to what is stated and/or inconsistent herein.

2. The Respondent No.10 submits that nothing, not expressly admitted, herein ought to be taken as admitted by the Respondent No.10 or be deemed to have been admitted by Respondent No.10 for want of specific traverse. The Respondent No.10 states that for the purpose of brevity, the Respondent No.10 is not denying each and every allegation, statement or contention of the Applicant which is ex-facie contrary to the Respondent No.10's contentions and its stand in the present case except to the extent that such allegations, statements or contentions necessitate comment or warrant a reply.

3. PRELIMINARY OBJECTIONS

a. **AS TO MAINTAINABILITY OF THE ORIGINAL APPLICATION** –

i. The Respondent No. 10 submits that the present original application is filed by one Mr. Vishal Shantaram Darwatkar arraying 11 Respondents and all the partners of Respondent No. 10 has not shown any relevance as to why the said Respondents are made party to the present proceeding. Thus, the present

original application, is not maintainable on this count itself and is required to be dismissed in *limini*.

- ii. The Respondent No.10 further submits that the Applicant has enlisted and made a feeble attempt to invoke all the sections of the National Green Tribunal Act, 2010 (NGT Act) in the cause title of the Original Application but has miserably failed to show as to how the application is maintainable under all the sections combinedly or independently.
- iii. As far as invoking section 15 as a major head is concerned, the Respondent No. 10 has a strong objection for the present Application as no prerequisites for section 15 of the Act are complied with, before filing the present application, and as to deposit of 1% stamp duty and more particularly the specifications regarding the losses/damages to the environment and their quantification and the quantification of compensation prayed for. Thus, on discount itself, the

original application under section 15 is not maintainable and deserves to be dismissed totality.

- iv. The Respondent No. 10 submits that it the present original application is filed under section 15 mainly and read with section 14, section 15 and section 18 which sheerly abuse of process of law for the very reason that these sections has their own independent existence and significance wherein separate applications can be filed under section 15 and 14, there cannot be one single application like the present one invoking section 15 of the NGT Act read with section 14,18, 20, and 33 of the NGT Act. Thus, the present application which is filed is bad in law and cannot be entertained by this honourable tribunal, therefore required to be rejected.

b. AS TO *LOCUS STANDI* OF THE APPLICANT-

- i. The Applicant herein has filed the present original application with the catchy title and mentioning all the dictionary words for violations and pollution, but

miserably failed to show what locus he has to file the present Application.

- ii. The Respondent No. 10 most respectfully submit that the Applicant naming himself as an Environment & Social Activist, has miserably failed to show any document/proof to that effect before this Honourable Tribunal which makes him or confers on him the said title of “environment and social activist”. Further he has not stated as his locus relating to his residence in Pune city and more particularly in a nearby locality to the said project. Thus, the Applicant has no *locus standi* to file any application under section 15 as a major head of the NGT Act. Therefore, on this count itself as the Applicant has no locus stand except mere catchy and glary statements of so-called “environment pollution”, there is no proof to show that he is or any individual is affected in any manner. Thus, the present application is required to be, dismissed and the Applicant is required to be imposed with heavy cost so as to deprecate any

such attempt of filing of false and fabricated and vexatious applications.

4. The Respondent No. 10 submits that without prejudice to the objections taken herein above the Respondent No. 10 would like to place before this Honourable Tribunal, the true and correct facts as regard to the project namely “Ganga Ishanya” located at survey No. 19A/3A(P) [CTS. NO. 373(P), 375, 376, 377(P) and 378(P) on Pune-Satara Road behind Shree Shankar Maharaj Math, Village – Dhankawadi, Taluka Haveli, District – Pune. The Respondent No. 10 further submits that the Respondent No. 10 proposed to construct a Residential / Commercial Complex consisting of Four (4) Buildings / Wings “A”, “B”, “C” and “D” on the said land, it proposed to construct a complex comprising of several buildings to be called “Ganga Ishanya” on the said land. As shown in the sanction plans, the “Ganga Ishanya” building complex consists of total four buildings. (hereinafter will be referred to as the “said project” for the sake of brevity).

- a. The Respondent No. 10 submits that the Respondent No. 10 has obtained all the necessary permissions from the statutory

authorities from time to time for raising the said project and has completed construction of 3 Buildings and obtained Occupancy certificate from Pune Municipal Corporation.

- b. The Respondent No. 10 further submits that after completion of the said 3 buildings and during its progression the Respondent No. 10 has entered into agreements with the purchases/customers and has thereby transferred the flats to the respective flat purchasers in the name of their society and the society is duly registered and which is arrayed as a party to this present proceeding as Respondent No. 9 and 11.
- c. It is further submitted that the Respondent No. 10 has taken at utmost care of all the activities during the commencement of the said project till the completion and all the activities were strictly as per the consented norms from the various authorities and the applicable environmental laws.
- d. The Respondent No. 10 has undertaken the said construction of the project in phases and thus the Respondent No. 10 has applied for Environmental Clearances (EC) from time to time

and has received first Environmental Clearance on 22nd March 2013 for a total built-up area of 71,476.68 m².

The Respondent No. 10 has applied for Second Environmental Clearance, this application was for a total built up area of 1,15,406 m² the SEIAA of Maharashtra has granted Second Environmental Clearance on 14th September 2019 against this application. However, the IOD received by Respondent No. 10 was limited to 94945.38 m² and therefore obviously the Environmental Clearance was issued for a total built up area 94945.38 m² although SEAC - III of Maharashtra has apprised the project for total built up area of 115406 m² as per the application.

Further there were minor changes in the project and also the EC granted as above was not for full potential as applied the Respondent No. 10 has once again applied for the EC and had obtained the same on 1st January 2022 and had received the same from SEIAA of Maharashtra on 12th May 2022. The said EC is granted for a total built up area of 1,15,073.96 m² 94,945.38 m² respectively. The copy of the said

Environmental Clearances are attached herewith and marked as **ANNEXURE R-1.**

- e. The Respondent No. 10 has applied for first Consent to Establish to Respondent No. 4, the said Consent to Establish was granted on 3rd April 2012 for a total built-up area of 32,519.70 m². The copy of the said Consent to Establish dated 03rd April 2012 is annexed here with marked as **ANNEXURE R-2.** Further Project proponent has obtained Second Consent to Establish (Revalidation) for total built up are of 115406 m² on 31st December 2020. The copy of the said Consent to Establish dated 31st December 2020 is annexed herewith marked as **ANNEXURE R-3.**
- f. The Respondent No. 10 thereafter has applied for revalidation of the Consent to Establish and has received the same on 14th November 2022 for a total BUA of 1,15,406.00 m² which is valid up to 30th April 2027. The copy of the said revalidation of the consent establish dated 14th November 2022 is annexed herewith and marked as **ANNEXURE R-4.**

- g. The Respondent No. 10 has further applied for Consent to Operate and received the same on 4th September 2020 for a total built-up area of 51,677.34 m² which was valid up to 31st January 2021. The copy of the said consent to operate dated 04th September 2020 is annexed herewith and marked as **ANNEXURE – R-5.**
- h. The Respondent No. 10 thereafter applied for renewal of consent to operate with additional built-up area and received the same on 29th March 2023 for a total built-up area of 73,055.71 m², which was valid up to 31st January 2024. The copy of the said consent to operate dated 29th March 2023 is herewith and marked as **ANNEXURE R-6.**
- i. The Respondent No. 10 further submits that the Respondent No. 10 has applied for Renewal of Consent to Operate on dated 31st January 2024 which is still in the process. The copy of the said Renewal Application dated 31.01.2024 is annexed herewith marked as **ANNEXURE R-7.**
- j. The Respondent No. 10 submits that the Respondent No. 10 has applied for and received the occupancy certificates from

time to time for the buildings A, B, C and D from authority.

The copy of the said occupancy certificate certificates issued by Pune Municipal Corporation (PMC) on 21st September 2018, 13th January 2021, 29th June 2021 and 8th November 2023 are annexed herewith and marked as **ANNEXURE R-8.**

k. The Respondent No. 10 further submits that the Respondent No. 6 – PMC has sanctioned the building plan for the project and on 2nd November 2018, the said plan is annexed herewith and marked as **ANNEXURE R-9.**

l. The Respondent No. 10 has applied for the Fire NOC from the concerned authorities from time to time. The copies of the said Fire NOC and their renewals is annexed herewith and marked as **ANNEXURE R-10.**

m. The Respondent No. 10 further submits that the Respondent No. 10 has installed full fledged Sewage Treatment Plant (STP) with primary, secondary and tertiary treatment as per the CPCB standards and after commissioning it successfully has handed over the same to the Respondent No. 9 - Society. The

copy of the STP installation certificates is annexed herewith and marked as **ANNEXURE R-11.**

n. The Respondent No. 10 further submits that the Respondent No. 10 has entered into an agreement with SWACH for solid waste management on 26th November 2021, and further states that Respondent No. 10 as per the recommendations has installed Organic Waste Composter (OWC) in the said project. The copy of the said agreement and details of OWC are annexed herewith and marked as **ANNEXURE R-12.**

o. It is submitted that the Respondent No. 10 is complying with the EC and Consent conditions and is submitting the six-monthly compliance reports to the authority. The copy of the said six monthly compliance reports to the authority time to time are annexed herewith and marked as **ANNEXURE R-13.**

p. The Respondent No. 10 further submits that the Respondent No. 10 has made necessary arrangements for the rainwater harvesting with adequate numbers of recharge pits. The Respondent No. 10 has also installed the solar water heating

systems for conservation of the electricity as sought by SEIAA of Maharashtra. Also, the Respondent No. 10 has carried out cutting of Trees with due permissions of the Authorities and against this cutting has undertaken massive plantation plan as a result of which as of today there are more than 400 Trees on site. The copy of the details of rainwater harvesting, solar water heating systems and tree cutting permission is annexed herewith and marked as **ANNEXURE R-14 (Colly.)**

- q. The Respondent No. 10 submits that the Respondent No. 10 has further done the hydrological study. The copy of the said hydrological study report is annexed herewith and marked as **ANNEXURE R-15.**
- r. The Respondent No. 10 submits that the chronology of the dates relating to the Environmental Clearance and the Occupancy Certificates showing completion which clearly shows the factual matrix as regards to the obtaining of the EC and other necessary provisions are concerned. The same is as under –

SR NO	DATE	PERTICULERS	DETAILS
1	22-08-2011	PMC Sanctioned Plan	A-3B+P+11 B-3B+P+11 C-3B+P+11 D- Ground Floor
2	22-03-2013	EC Granted	A-3B+P+20 B-3B+P+20 C-3B+P+20 D- Ground Floor
3	19-09-2013	PMC Sanctioned Plan	A-3B+P+20 B-3B+P+20 C-3B+P+1 D- Ground Floor
4	31-12-2014	PMC Sanctioned Plan	A-3B+P+21 B-3B+P+21 C-3B+P D- B+G+MEZZ
5	04-09-2015	PMC Sanctioned Plan	A-3B+P+21 B-3B+P+21 C-3B+P+1 D- B+G+MEZZ
6	05-12-2015	PMC Sanctioned Plan	A-3B+P+21 B-3B+P+21 C-3B+P+11 D- B+G+MEZZ
7	22.12.2016	Submission to Delhi For EC	A-3B+P+21 B-3B+P+21 C-3B+P+25 D- 1B+S+4P+28 Commercial -6 shops BUA-125040.15 Sq. mtrs

8	29.08.2017	Submission to Local Body (PMC) For Environmental Clearance	A-3B+P+21 B-3B+P+21 C-3B+P+21 D- 1B+S+5P+27 Commercial -6 shops BUA-125040.15 Sq. mtrs
9	21-09-2018	Occupancy Certificate	COMPLETION A-3B+P+21 B-3B+P+21
10	02-11-2018	PMC Sanctioned Plan	A-3B+P+21 B-3B+P+21 C-3B+P+21 D- B+G+MEZZ+4P+9
11	14-09-2019	EC Granted	EC Proposed FSI-49993.85 Non FSI - 65411.66 Total Built up -115406
12	13-01-2021	Occupancy Certificate	COMPLETION C Bldg- 1 st to 10 th floor
13	29-06-2021	Occupancy Certificate	COMPLETION C Bldg- 11 th to 21 st floor except C-1801
14	24-02-2022	I.O.D	IOD FOR EC A-3B+P+21 B-3B+P+21 C-3B+P+21 D- B+G+MEZZ+5P+26 B/UP -- 115073.96 FSI + Non FSI
15	12-05-2022	EC Granted	EC Proposed FSI--82551.42

			Non FSI - 32548.58
			Total Built up-115100.00
16	08.11.2023	Occupancy Certificate	COMPLETION
			D Bldg- Shop no 1,2,3

s. Thus, the Respondent No. 10 submits that as far as the above factual metric is concerned. The Respondent No. 10 is in compliance with all the statutory and mandatory conditions imposed on Respondent No. 10 from time to time and as mandated by the various Acts for environmental protection. Therefore, considering the said facts the present to deserves to be dismissed in totality.

5. The Respondent No. 10 submits that its para wise reply to the allegations made by the Applicant in the original application and the same is as under –

a. **Para – 1** - No Comments

b. **Para – 2** - The said allegations regarding environmental damage and not obtaining environmental mandatory permissions is denied by the Respondent No. 10 in view of the above stated facts. *The Applicant be put to strict proof for the same.*

- c. **Para – 3** – It is submitted that the so called substantial question of environment and mixed question of law and facts are nothing but mere surmises on the part of the Applicant, as no question of any law and facts involving substantial question of environment is raised in the application showing any pollution, nor there is any proof to that effect given by the Applicant, thus, the same are nothing but the catchy titles given by the Applicant under the garb of ‘substantial question of environment’ and are not required to be addressed in any manner in absence of proofs there to.
- d. **Para – 4** -The entire so-called facts narrated by the Applicant in para 4 are denied by the Respondent No. 10 in totality as the same or nothing, but the false statements made by the Applicant without any concrete proof to that effect. Thus, the Respondent No. 10 states that the same are baseless and deserves no interference by the hands of this Honourable Tribunal.
- e. **Para - 4.1** - The Respondent No. 10 submits that the Applicant has not shown any proof to the effect that he is ‘environment

and social activists.’ Further merely stating that the Applicant is an activist does not make him concerned and legal person to file the present original application. Further, the Applicant has not given any proof that he is the resident of Pune and as to how he sharing a common environment with the project under challenge. The Respondent No. 10 further submits that the Applicant has not approached this Honourable Tribunal with the clean hands by not stating that what type of business is running and how he is affected to file the present Application under section 15 of the NGT Act. The Respondent No. 10 submits that the project of the Respondent No. 10 has started since 2013 and the Applicant is filing the present in 2024, this shows that how the said so called activist is active and concerned for environment if he is so. The present OA is nothing, but the vexatious litigation filed by the Applicant which is evident from the face of record. Therefore, on this count itself, the present Original Application is required to be dismissed.

- f. **Para - 4.2** – As regard to the general description of the project the Respondent No. 10 does not wish to offer any comments

over the same, but the Respondent No. 10 denies the allegations regarding the violations during the construction phases as well as its operation phases and for damage cost to environment and ecology, and that of making profit at the cost of mother nature. The Applicant has made vague and baseless allegations and that the Applicant be put to strict proof for the same.

- g. **Para - 4.3** – The Applicant by referring to the developmental plan dated 5th January 1987 and more particularly for survey No. 19 is making a jugglery and trying to deceive this Honourable Tribunal as referring the land bearing Survey No. 19 (P) and 19 (part) and also the reservation of 1.38 Hector as G-1 reservation, which is G-17 and not G-1. Further the said plan has been revised by the Authority. Thus, the said reservation has nothing to do with the land owned by the project proponent for development of the said project. The allegations that the project plot is affected by the natural water course is also denied by the Respondent No. 10. The Respondent No. 10 submit that the Respondent No. 6 - PMC has issued a tender for the Nalla Development Works under

the Pune Storm Water Management Project in 2016, which included construction of concrete wall to channelise the Nalla flowing adjacent to the said project plot. The construction of the wall for Nalla protection was completed by PMC in due course of time Respondent No. 10 has not caused any disturbance to the Nalla. Thus, the allegations made by the Applicant as regard to the violation by affecting the natural water course are false and baseless. The copy of the said tender issued by Respondent No. 6 is annexed herewith and marked as **ANNEXURE R-16**.

- h. **Para 4.4 and 4.5** – The Respondent No. 10 does not deny the fact that there is a mandate for Prior Environmental Clearance and the Respondent No. 10 has duly obtained the prior Environmental Clearance for this project. The allegations as to starting construction activities Prior to obtaining Environmental Clearance is denied by the Respondent No. 10 in view of the factual matrix given here in above.
- i. **Para 4.6** – the Respondent No. 10 submits that the Annexure A-4 @ page - 119 is nothing but the proposed storm water

drainage network map without any authorised signature over the same and without admitting, merely by referring to the said map, also, it can be seen that the location of the Nalla is adjacent to the said project and not affecting to any of the natural water body. Therefore, the allegations are denied by the Respondent No. 10.

- j. **Para 4.7** – The Respondent No. 10 submits that the Respondent No. 10 has obtained the necessary permissions from the authorities regarding the land use and the authorities have given a clear permission for the use of the said land for residential and commercial purpose. The copy of land use certificate is annexed herewith and marked as **ANNEXURE R-17**. Thus, the allegations regarding the use of the land for commercial purpose without their being any permission and that of causing impact on social infrastructure, public communities, traffic and transportation and increase in pollution load are false and baseless and are denied by the Respondent No. 10.

- k. **Para 4.8 and 4.9** – the Respondent No. 10 states that the same are nothing but the narration of the facts and therefore does not wish to offer any comments over the same.
- l. **Para 4.10 and 4.11** – The Respondent No. 10 submits that the same is the matter of record regarding the grant of consent to establish and re-validation of the same, therefore, does not wish to offer any comments over the same.
- m. **Para 4.12** – The Respondent No.10 submits that the Respondent No. 10 has complied with directions given by the SEAC-1 in its 58th meeting held on 01.08.2012. The copy of representation of Respondent No. 10 in compliance with the said directions, is annexed herewith and marked as **ANNEXURE R-18**. Further, as regards to the channelisation of the Nalla by constructing wall is already clarified here in above and thus the allegation of the Applicant regarding the same as denied.
- n. **Para 4.12 to para 4.15** – The same or nothing but the reiterations of the directions given by the SEAC and SEIAA while considering the application for grant of environmental

clearance and the Respondent No. 10 submits that it has received the Environmental Clearance only after due compliance shown to the said authorities.

- o. **Para 4.16** – The Applicant herein is making a false statement by referring to Annexure A-11 page-148 which is nothing, but Commencement Certificate (CC) dated 19th September 2013, which is after the grant of Environmental Clearance granted on 22nd March 2013. The Applicant is falsely denoting the said CC as the building sanction from PMC and thereby is making an attempt to show that the construction was started prior to grant of EC. Thus, the said attempt of the Applicant is required to be deprecated by the hands of this Honourable Tribunal by rejecting the entire Original Application filed by the Applicant.
- p. **Para 4.17 to para 4.18** – The Applicant herein has again made a jugglery of words by stating ‘revised building sanction’ and referring to the ‘commencement certificate.’ Therefore, the Respondent No. 10 submit that the Applicant has no case of any ‘environmental pollution’ or that of

deviance from any consented conditions and therefore the Application of the Applicant is required to be rejected in totality.

- q. **Para 4.19** – The Respondent No. 10 submits that the revised developmental plan dated 09.10. 2017 clearly has deleted the Recreational Ground (RG) Area Reservation, Therefore, no question of violation of any norms arises. The RG area provided by the Respondent No. 10 to the said project is 2760.90 Square Metre and is clearly shown in the master plan annexed herein above. Therefore, allegations of providing less RG area are denied by the Respondent No. 10.
- r. **Para – 4.20 to 4.22** – The same are admitted to the extent of the facts narrated from the documents. However, point to noted is that the Occupancy Certificate is for total built of area of 23,469.34 m² and the EC obtained for 71,476.68 m². Which clearly shows that Respondent No. 10 has not exceeded the construction are beyond the EC granted by the SEIAA of Maharashtra and the construction carried out was much below that the permission obtained through EC.

- s. **Para – 4.23** – The Respondent No. 10 submits that the Respondent No. 10 has complied with the conditions given by SEAC – III in its 86th Meeting 24.04.2019. A copy of the letter by Respondent No. 10 addressing all queries raised by SEAC – III the queries raised by is annexed herewith and marked as **ANNEXURE R-19**. Thus, the allegation of the Applicant that of giving misleading reply is hereby denied.
- t. **Para – 4.24 and 4.25** – The Respondent No. 10 submits that the contents of the same are admitted only to the extent of facts and figures from the documents referred to such as amendment proposal to EC and the grant of amended EC dated 14.09.2019. The interpretation by the Applicant of any facts and figures is specifically denied as the same is baseless. The allegation of violation of EC conditions as regards to CTE, permission of CGWA and soil and ground water test etc. are denied for the very reason that the Respondent No. 10 have already stated herein above and submitted the evidence of to that effect.

u. **Para – 4.26** – The Applicant has made a feeble attempt of challenging the conditions of EC by portraying certain figures which are in comparison to the EC granted on 22.03.2013 with the one which is granted by SEIAA on 14.09.2019. In fact, the Applicant not understood the difference between amendment and expansion. This EC dated 14.09.2019 is not amendment to the previous EC rather it is fresh EC for expansion which is clearly mentioned in clause 6 of the EC. This EC being taken for expansion obviously every figure and details of expansion phase are mentioned in it. It is already stated by the Respondent No. 10 that the said project is carried out in phases and therefore the Respondent No. 10 has applied for various sanctions as mandated by law from time to time, and thus, while applying for those sanctions for phase wise development has taken utmost care of all the laws for the protection of environment. Thus, the allegation of the Applicant is nothing but a challenge to the EC granted by the SEIAA, which cannot be done, by way of the present original Application. Further, the Respondent No. 10 denies of any violations of the EC conditions.

v. **Para 4.27** – It is submitted that as the project was undertaken in a phase wise manner, thus the application for EC and occupancy certificates granted by the PMC was also in a phase wise manner thus after all due permissions the Respondent No. 10 has applied for consent to operate on dated 15.01.2020 to Respondent No. 4 and has received the same on 04.09.2020. The Respondent No. 10 submits that the Respondent No. 10 has complied with the conditions of the consent to operate by installing STP, OWC, solar water heater, solar streetlights, tree plantation, green belt development, etc. and the details of the same are stated here in above. It is denied that there is a delay of 713 days in obtaining the CTO. (Possession date is later than the Occupancy Certificate date) As far as the above facts are concerned. The Applicant is misinterpreting the CTO, which is for the solid waste generation in the project, more particularly for a housing/infrastructure project, it is the household sewage generated. Thus, it cannot be the parameter that the date of grant of CTO can be compared with the date of grant of occupancy certificate from the PMC, as there is no logic that

the household project like an industry has started giving output from the date of commencement. Further, there is no bar to the PMC to grant occupancy certificate without CTO, and there is no bar on the Respondent No. 4 to grant CTO before occupancy certificate. It is only the condition in environmental clearance certificate that, the occupancy certificate is required to be issued after verifying the conditions of the EC are fulfilled. Therefore, as the occupancy certificate was issued after the issue of environmental clearance, and after due verification that the conditions of the environmental clearance are fulfilled. Thus, by any stretch of imagination, there cannot be the calculation of any violation which is put forth by the Applicant through his fancy-full submissions. (there is difference between the Occupancy and Possession)

- w. **Para 4.28** – The Respondent No. 10 submits that the CGWA notification applies only in case there is extraction of water for the project. Respondent No. 10 has obtained water connection from PMC and hence No extraction of Ground Water is practiced by Respondent No. 10. This is evident from

the visit report of the Scientist – C who has visited the site on 8th April 2024 and has clearly mentioned that there is no extraction of ground water the said site inspection report dated 8th April 2024 is annexed herewith and marked as **ANNEXURE – 20**.

- x. Further Respondent No. 10 states that he has also given an undertaking to MPCB that he will not extract any ground water vide undertaking dated 20.09.2021 which is also annexed herewith and marked as **ANNEXURE - 21**.
- y. **Para 4.29** – The Respondent No. 10 hereby reiterates that as the project is undertaken in a phase wise manner, the Respondent No. 10 has applied for re-validation of the CTE and has received the same on 31.12.2020. It is a trite law that the CTE is not required to be obtained unless and until there is a change in project or there is any expansion which is required to be undertaken. Thus, the Respondent No. 10 while expanding the said project has applied for re-validation, therefore it cannot be stated that there is a construction on going, when the EC is expired beyond the consented terms.

And there cannot be by any stretch of imagination, any violation, which can be calculated by counting the number of days in between the expiry of the earlier CTE and the grant of revalidated CTE. Further, the Applicant has made false and baseless allegations that the Respondent No. 10 has misled the Respondent No. 4 while obtaining the re-validation of CTE without any proof to that effect does the same or denied in totality. The Respondent No. 10 has applied for Second Environmental Clearance, this application was for a total built up area of 1,15,406 m² the SEIAA of Maharashtra has granted Second Environmental Clearance on 14th September 2019 against this application. However, the IOD received by Respondent No. 10 was limited to 94945.38 m² and therefore obviously the Environmental Clearance was issued for a total built up area 94945.38 m² although SEAC - III of Maharashtra has apprised the project for total built up area of 1,15,406 m² as per the application. This clearly shows that the Respondent No. 10 has not kept any discrepancy / difference in application for EC and for CTE. Both the applications are for the same built up area.

z. **Para 4.30 to para 4.36** - The contents of the said paragraphs are admitted only to the extent of dates and grant of the necessary environmental clearance. All the allegations in the said paragraph as regard to the procedure followed by SEIAA and the proceedings of the meetings are denied by the Respondent No. 10, as the same are baseless and cannot form the part of the present original application for the very reason that under the garb of filing the present original application, the Applicant is challenging the environmental clearance by making allegations over the procedural aspect. The Applicant further has exceeded its limits of making imaginary submissions without any proof to that effect and does in a very hopeless manner has filed the present original application which deserve to be dismissed with cost. (The latest EC is obtained by the Respondent No. 10 dated 12/05/2022 and as per the general conditions mentioned in the EC particular condition No. 9, Application should have preferred an appeals challenging this EC within 30 days' time. Therefore, Applicant is debarred by time for challenging the said EC)

aa. **Para 4.37** – It is submitted that the said circular shall have a prospective effect and further no direct imposition of any penalty can be done. It is submitted that the said circular has no basis provided in the Act and does the same cannot be implemented arbitrary which is *ultra vires* to the provisions of the water act and environmental protection act and the powers of the board under the same. Thus, the said circular is not applicable to the project of Respondent No. 10.

bb. **Para 4.38** – The Respondent No. 10 submit that the Respondent No. 10 it was in receipt of the notice of the Applicant dated 23.08.2022, and the same was replied by the Respondent No. 10 vide its replied dated 09.10.2022, by denying the entire contents of the said notice as the allegations made there in were false baseless.

cc. **Para 4.39** – The Respondent No. 10 adopts the contents of the notice reply dated 09.10.2022 given to the Applicant to the present reply to original application. The Respondent No. 10 further submits that the language used by the Applicant is defamatory stating the Respondent No. 10 as a criminal and

therefore the Respondent No. 10 by reserves its right to sue the Applicant for the defamatory statements made therein.

dd.**Para 4.40 to Para 4.43** – The Respondent No. 10 states that the Applicant seems to have obtained the copy of EC, CTO and CTE from the online sources and thereafter with a view to harass the Respondent No. 10 has done some arithmetical calculations of days on its own surmises to create a case of so-called violation and to gain sympathy from this Honourable Tribunal. All the allegations made by the Applicant are nothing but the negative approach of the Applicant towards the said project for the reasons best known to the Applicant. The Applicant slept over for years together and now is doing the side exercise, which shows the ill intent of the Applicant. it is a trite law that mere allegations are not considered to be proof, and a party must provide evidence to support their claims. The entire contents of the said Para are denied. The Respondent No. 10 submits that the Applicant in Para 4.43 states that he is aggrieved and dissatisfied by the non-compliance of the Respondent No. 10 but has failed to show as to what non-compliance exists and is the reasons for

pollution and further as to what extent the Respondent No. 10 is involved into any violations or causing pollution. We will have to examine as what is the date of possession as the date of occupancy and date of possession may vary.

ee. **Para – 5** - The Respondent No. 10 states that there are no grounds for filing of the present original application, which are valid and thus the entire application being a false and vexatious proceeding filed by the Applicant is required to be rejected.

ff. **Para 5.1** – The Respondent No. 10 states that the Applicant is expert in making catchy titles and does the same can be seen from the title of para 5.1. The entire contents of the said paragraph are denied by the Respondent No. 10 for the very reason that the Respondent No. 10 has undertaken the construction of the said project in a phase wise manner and the chronology of events has already been clarified in the fact narrated here in above. Thus, the contents of the table showing alleged illegal construction without any proof to that effect, is denied by the Respondent No. 10 the Applicant seems to have

been making jugglery of the numbers and trying to show that there have been any constructions prior to getting permission. However, has failed to put on record any valid proof, except the fancy-full statements made in the tables shown by the Applicant.

gg.**Para 5.2** – It appears that the Applicant has misinterpreted the so-called circular of Respondent No. 4 and has gone to the extent of calculating the gaps in obtaining CTE and CTO in comparison to occupancy certificate. The Applicant has misinterpreted the said circular and calculated the gaps for no reason, but just to harass the Respondent No. 10. It is the Respondent No. 4 who has duly verified the factual aspects while granting the CTE and CTO and there is no allegations in the form of present without any urgent evidence to that effect can be made by the Applicant. It is further submitted that initial CTE and CTO prior to the date of circular, thus the said circular cannot be applied retrospectively. Therefore, the Respondent No. 10 denies entire contents of para 5.2 as the same or baseless.

hh. **Para 5.3** – The Respondent No. 10 further denies the said so calculation made by the Applicant stating the gap in obtaining CTE as it is already submitted that the Respondent No. 10 has applied for CTE and thereafter for re-validation of CTE at appropriate time and has received the same after due verification of the facts by the Respondent No. 4. Thus, no gap of any nature can be calculated in the present case as it is a housing project and not the factory, which is once commissioned running in three shifts generating as hard as waste. The Respondent No. 10 submits that the ratio of per and Suraksha case is not applicable in the present matter by any stage of imagination does no EDC can be imposed.

ii. **Para 5.4 and 5.5** – As the Respondent No. 4 (MPCB) has duly verified the project and the consented norms and as the Respondent No. 10 is complying with all the consented norms and conditions prescribed therein from time to time, there is no violation on the part of Respondent No. 10, and therefore, no EDC can be calculated by relying upon, any of the compensation formula. The arithmetic calculations done by the Applicant are nothing, but the imaginary figures put forth

which are baseless and no justification to any of the component in the said formula is given by the Applicant. Further, in the event the formula is required to be applied it shall cause irreparable losses to the Respondent No. 10 for the very reason that the same cannot be in the instance case as this being an infrastructure project. In the event if any EDC to be calculated it must be computed based on the actual factual data of pollution which is not given by the Applicant. Further, the Applicant has not paid 1% stamp duty for his imaginary figures of EDC which are alleged and put forth by the Applicant, before claiming any compensation in the present matter.

jj. **Para 5.6** – The Respondent No. 10 submits that there is no deficiency in providing RG area /open space. The allegation of the Applicant has regard to the deficiency in providing RG area/open space cannot be sustained for the very reason that whatever the RG/OS area provided by the Respondent No. 10 is adequate and as per the rules laid down by the town planning authority. Further, no violation of any nature is pointed out by the Applicant except attempt to apply the ratio

in the case of “**Sunil Kumar Chugh**”. The Respondent No. 10 most respectfully submit that the ratio of the said case cannot be applied to the present case as the facts of the said case were different and in the instance case the RG area is provided. Thus, it cannot be the question before this honourable tribunal as to whether the same is as per, mandate or not as it is the jurisdiction of the town planning authority under the town planning act. The Applicant has also failed to demonstrate any violation which is causing pollution or any adverse effect on the environment.

kk. **Para 5.7** – The Respondent No. 10 denies that there is any violation of the terms and conditions of CTE and CTO. The term used by the Applicant as regard to “ex-post facto CTE and ex-post facto CTO” is unknown to the environmental jurisprudence. It is submitted that any application to CTE and CTO whenever made to the authority, there is a procedure which is prescribed for grant of the same. The authority is also empowered to inspect the premises before granting of the said CTE and CTO. The Respondent No. 10 submits that this whenever the application for CTE and re-validation of CTE

was preferred to the authorities, the authorities have duly inspected the site and thereafter has granted the said consent, thus by any stretch of imagination it cannot be inferred at this belated stage that the same has been obtained “ex-post facto”. The Applicant has also failed to give any proofs to that effect. The so-called table showing the violations as per the imagination of Applicant is denied by the Respondent in totality. The Respondent No. 10 hereby gives its reply to the said table separately which is annexed herewith and marked as **ANNEXURE R – 22.**

- ii. The Applicant seems to have merely reproduce the consent conditions and has blindly stated that the same have not been followed, which is evident from the said paragraph. The Applicant has never ever visited the site and is not related to the sad project. Thus, we are making allegations as to not following the consent conditions does not make out any case of environmental pollution.

mm. **Para 5.8** – The Respondent No. 10 submit that the Respondent No. 10 is in compliance of all the EC conditions

from time to time and submitting the six-monthly reports as mandated by the said environmental clearance, thus nearly enumerating the conditions in a table and stating that they are not been followed without any proof to that effect is nothing but of excited proceeding which is required to be dismissed with exemplary cost. The contents of the entire table being baseless are denied by the Respondent No. 10.

nn.**Para 5.9** – The Respondent No. 10 hereby submits that the construction of the said project is legal and by way of following all legal process. The allegation has to constructions in prohibited zone of 6 m from natural water body is nothing, but the height of imagination and fanciful submissions made by the Applicant as there is no construction in any prohibited zone done by the Respondent No. 10. Further, the Respondent No. 10 submit that the master plan for the entire project is been sanctioned and approved by the PMC and same was before the authorities granting the environmental clearance, CTE and CTO. Thus, only pointing out the general conditions does not prove that the Respondent No. 10 has violated the same without any proof to that effect. As regard to the

Mechanized Compost in Unit, STP, Transformer, DG sets are concerned, the same are as per the plan submitted to the authorities and there is no change in the location of whatsoever nature. Therefore, the allegation that they are placed and constructed in the prohibited zone of natural water body week, baseless and denied by the Respondent No. 10.

oo.**Para 5.10** – The Respondent No. 10 submits that the CGWA Authority has duly inspected the site and thereby has granted NOC to the said project further after granting of NOC Respondent No. 10 the authority is regularly doing the site inspection and recent inspection was done by the said authority on 08.04.2024 nearby where no non-compliance is reported by the side Authority. The copy of the site inspection report dated 08.04.2024 is annexed herein above at **ANNEXURE R-23**. CGWA notification applies only in case there is extraction of water for the project, Respondent No. 10 has obtained water connection from PMC and hence No extraction of Ground Water is practiced by Respondent No. 10. This is evident from the visit report of the Scientist – C who has visited the site on 8th April 2024 and has clearly

mentioned that there is no extraction of ground water the said site inspection report dated 8th April 2024. Further Respondent No. 10 states that he has also given an undertaking to MPCB that he will not extract any ground water vide undertaking dated 20.09.2021.

pp.**Para 5.11** – The Respondent No. 10 submits that it has taken all permissions from the authority for the excavation which was required for building of the said project by submitting a debris management plan from a third-party expert. Further the Respondent No. 10 has also conducted Hydro Geological Study for the said project. The copy of the said Debris Management Plan and undertaking given by the Respondent No. 10 to the authorities is annexed herewith and marked as **ANNEXURE R-24**. That the Respondent No. 10, denies the allegation as to illegal extraction of any material and dumping the same on non-designated site. Respondent No. 10 also states that the top soil was preserved and utilised for gardening within own premises as it is fertile soil. The Respondent No. 10 submit that the Respondent No. 10 has all the due permissions which are required for execution of the

said excavation which was required for the project. The figures of excavation given by the Applicant are denied by the Respondent No. 10 in totality as the same are imaginary and baseless. The Applicant is required to be put to strict proof as regard to the statement of imposing royalty over the said excavation which is for the infrastructure project and non-commercial. Thus, the contents of para 5.11 are denied by the Respondent No. 10.

qq.**Para 5.12** – The Respondent No. 10 submit that the Respondent No. 10 was having all due permissions before the felling of trees in the said project. The said permissions are annexed herein above. It is further submitted that during the said felling of trees, the due process was followed and the execution was done in presence of the authorities of PMC. Thus, the numbers of trees given by the Applicant are denied by the Respondent No. 10, as the same are vague and baseless. The Respondent No. 10 has undertaken the said felling of trees strictly with the permission of and supervision of the PMC tree Authority. Therefore, no EDC can be calculated for the same. The Respondent No. 10 further submits that the

Respondent No. 10 has planted almost 400 trees and has submitted the report to the Respondent No. 4 and 6 to that effect.

rr. **Para 5.13** – The Respondent No. 10 submits that the STP has been installed at the demarcated location has sanctioned and approved by various authorities from time to time. Thus, the allegations of the Applicant are denied by the Respondent in totality. The Respondent No. 10 further submits that the Respondent No. 10 has installed full fledged Sewage Treatment Plant (STP) with primary, secondary and tertiary treatment as per the CPCB standards and after commissioning it successfully has handed over the same to the Respondent No. 9 - Society. The location of the STP is decided upon slop and other site conditions like soil strata, Respondent No. 10 states that the location of STP is selected scientifically and the said location has been shown to SEAC, SEIAA and MPCB and has reflected in MPCB visit report. None of these authorities have so far objected to the location of STP.

ss. **Para 5.14** – The Respondent No. 10 submits that the Respondent No. 10 has installed the Organic Waste Composer (OWC) as per the specifications and as mandated by the consent conditions on the same location as demarcated in the sanction planned. The said OWC is not installed in any prohibited zone. Thus, the allegations of the Applicant in the said para are denied by the Respondent No. 10 in totality.

tt. **Para 5.15** – The Respondent No. 10 submit that as stated here in above the Respondent No. 10 has installed the Rain Water Harvesting system (RWH) in the said project as per the consented norms and the same is totally functional. The allegations as to non-installation are totally baseless and denied by the Respondent No. 10.

uu. **Para 5.16** – The Respondent No. 10 submits that it has installed the solar water heaters and solar energy systems as required and as per the conditions of the EC. The Respondent No. 10 submits that it has already provided the proof as regards to the same hearing in above. The said allegations are denied in totality.

v. **Para 5.17** – It is submitted that the Respondent No. 10 has submitted all true and correct information to the authorities, and after verification of the same, the authorities have proceeded to grant the consent to the said project. Thus, the allegations of the Applicant that there is a separation of information on the part of the Respondent are totally weak baseless and denied by the Respondent No. 10.

ww. **Para 5.18 to Para 5.36** – The Respondent No. 10 submits that of the earlier Para by the Applicant and therefore denied by the Respondent No. 10 in totality. The Respondent No. 10 submits that the Respondent No. 10 has provided the natural lighting and ventilation to the basement. The Respondent No. 10 has planted more than 400 trees in the said project, the Respondent No. 10 has not relocated the location of the STP, the staircase of requisite size for evacuation and fire escape has already been provided. The land use is as consented and mandated by the authorities for commercial as well as residential use, no use burden of any nature is casted upon to the environment, the Respondent No. 10 has not undertaken

any illegal activities and violated any environmental protection enactment. It is further stated that there is no traffic congestion in the side area due to the said project. The copies of the Tree survival report, and Fire Tender Movement Plan is annexed herewith and marked as **ANNEXURE R-25**.

xx.**Para 6.1 to 6. 8** – The Respondent No. 10 submits that the same are the weak, false and baseless grounds stated by the Applicant and all the documents and next to the application except those issued by the authorities are denied by the Respondent No. 10.

yy.**Para 6.9** - The Respondent No. 10 submits that the Applicant has no locus and I to file the present application and the same has been taken as the preliminary objection in the present reply. The Applicant seems to have been making an attempt to show his *locus standi* by making jugglery of words, and using trying to show the definition of “aggrieved person and person aggrieved”. Even though the Applicant calls himself a person aggrieved, he has to show in his application as to what is his status for being a person aggrieved and merely making

allegations against the sad project and stating that he is an environmental and social activist does not make him a person aggrieved to file the present application. Therefore, the application deserves to be dismissed in totality.

zz. **Para 6.10** – The Respondent No. 10 submits that no case of any substantial question of environment has been made by the Applicant from the present original application. Apart from showing some arithmetical calculations, this Applicant has miserably failed to prove any of his allegations against the Respondent No. 10. Thus, on this count itself, the entire application deserves to be dismissed. It is further submitted that for an application under section 15, there has to be the proofs relating to damages caused to the environment, which but in the instance case the Applicant has failed to provide any evidences to that effect to prove his case. Thus, the NGT has no jurisdiction to proceed with the present application as there is no substantial question of environment, which can be dealt with under the NGT Act. The allegations made in para 5.10 are nothing but repetition of the earlier paragraphs for which

the same are dealt with hearing above and as such are denied by the Respondent No. 10 in totality.

6. The Respondent No. 10 submits that no cause of action has ever arose for filing the present application and therefore the entire application deserves to be dismissed in totality. If at all as per the allegations of the Applicant are concerned, the cause of action first arose ought to have arose in the year 2011 as listed by the Applicant that the Respondent No. 10 has started the construction before obtaining any of the consent from the authorities. Thus, it cannot be the case that one fine morning, the Applicant woke up and found that there is a violation of environmental laws and his approaching before this honourable tribunal for the relief as claimed by the Applicant in the present case. Therefore, the application deserves to be dismissed in totality for want of cause of action.

7. The Respondent No. 10 further submits that the Applicant cannot file the original application and section 15 along with section 18, 20 and 33 of the NGT Act, bundled together as stated herein above. If as per the Applicant, the present application is filed under section 15 of the Act, the same is beyond limitation as the project has started in

the year 2012 and therefore no compensation can be claimed beyond five years from the date of filing of the complaint. Even otherwise, also if the Applicant is filing the present application under section 15 of the act, the same is not in consonance as per the provisions of the Act, as the Applicant has not paid 1% stamp duty and no computation of any compensation nor any proof related to damage to the environment has been shown by the Applicant and therefore on this counter itself, the present application being not maintainable deserves to be dismissed.

8. The Respondent No. 10, therefore prays that –

- a. The original application may kindly be dismissed with exemplary cost to be imposed upon the Applicant for filing the present proceeding before this Honourable Tribunal.

Pune



Date -05/12/2024

ADVOCATE FOR RESPONDENT NO. 10

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL**WESTERN ZONE BENCH PUNEAT PUNE**

ORIGINAL APPLICATION No. 1 OF 2024

VISHAL SHANTARAM DARWATKAR

...APPLICANT

V/s.

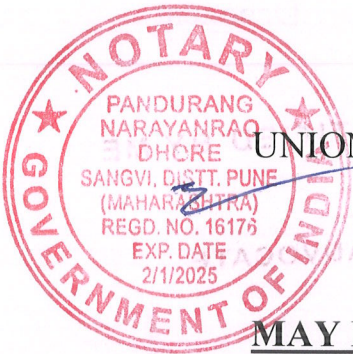
UNION OF INDIA AND OTHERS

... RESPONDENTS

AFFIDAVIT IN SUPPORT OF REPLY**MAY IT PLEASE THE HON'BLE TRIBUNAL**

I, Bharat Mithalal Nagori, Age: 64 Years, Occupation: Business, having office at Office No. 52, 2421, East Street Galleria Premises, East Street, Camp, Pune - 411001 do hereby state on solemn affirmation as under: -

1. I say that I am the Partner of the Respondent No.10 in the present case. I am aware of the facts and circumstances of the present case and hence am able to depose the same on oath.
2. I say that the Respondent No.10 is filing the Reply to the Original Application. I say that the contents of the said Reply and the present affidavit are true and correct to the best of my knowledge, information, belief and the legal advice which I believe to be correct.

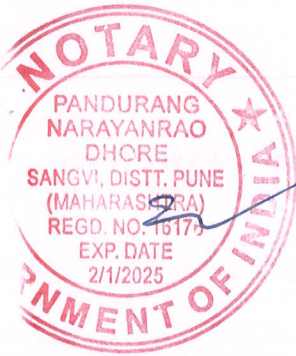


05 DEC 2024

WHATEVER stated herein above is true and correct to the best of my knowledge and belief and for the same I have signed hereunder at Pune on this 05 th day of December, 2024.

[Handwritten signature]

Deponent



BEFORE ME

IDENTIFIED BY ME

[Handwritten signature]

**PANDURANG NARAYANRAO DHORE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
SANGVI, DISTT. PUNE (MAHARASHTRA)
REGD. NO. 16176
EXP. DT. 2/1/2025**

ADVOCATE

05 DEC 2024



[Faint watermark: 02 DEC 2024]

Government of Maharashtra

SEAC2011/CR- 44 /TC-2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 22nd March, 2013

To,

M/s. Mahanagar Realty,
 6th Floor, San Mahu Complex,
 Opp Poona Club, Pune- 411 001.

Subject: Environmental Clearance for the proposed Residential & Commercial Construction Project - "Ishanya" at Sr. No. 19A/3A Dhankawadi, Tal Haveli, Dist: Pune by M/s Mahanagar Realty- Environmental clearance regarding.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 58th meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 50th & 57th Meetings.

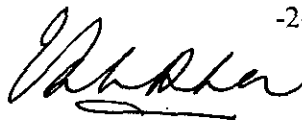
2. It is noted that the proposal is for grant of Environmental Clearance for proposed Residential & Commercial Construction Project - "Ishanya" at Sr. No. 19A/3A Dhankawadi, Tal Haveli, Dist Pune. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as:

Name of the Project	Ishanya	
Project Proponent	M/s Mahanagar Realty	
Location of the project	Sr. No. 19A/3A Dhankawadi, Tq.: Haveli, Dist: Pune	
Type of Project	Residential & Commercial Construction Project	
Category	8(a) B2	
Total Plot Area (sq. m.)	Total Plot Area: 23,734.00 Sq.mt. Deductions: 3,537.88 Sq.mt. Net Plot area: 19,071.12 Sq.mt.	
Permissible FSI (including TDR etc.)	1.6	
Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.)	32,286.79
	Non FSI area (sq. m.):	39,189.89
	Total BUA area (sq. m.)	71,476.68
Ground-coverage Percentage (%)	37 %	




Estimated cost of the project	158.843 Cr	
No. of building & its configuration(s)	Residential buildings: 03 Nos. Commercial building: 01 No. Residential Building configuration: 03 Basement + 1S + 20 floors Commercial Building configuration: Ground floor	
Number of tenants and shops	230 Tenements	
Number of expected residents / users	Residential	1208
	Commercial	43
	Total	1251
Tenant density per hectore	115	
Height of the building(s)	Residential : 66.60 m Commercial: 4.15 m	
Right of way (Width of the road)	60 m	
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m	
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 108 & Source: Pune Municipal Corporation • Recycled water (CMD): 111 • Total Water Requirement (CMD): 164 • Swimming pool make up (Cum): 06 • Fire fighting (Cum): 40,000 lit. <p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 108 & Source: Pune Municipal Corporation • Recycled water (CMD): 53 • Total Water Requirement (CMD): 161 • Swimming pool make up (CMD): 06 • Fire fighting (CMD): 40,000 lit. 	
Rail Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the Ground water table : 10 m • Size, no of recharge pits and Quantity: Pit Size: 2.00 m x 0.9 m deep No of Recharge Pits: 15 No. • Budgetary allocation (Capital cost and O&M cost) Capital cost: 5,00,000/- O&M cost: 10,000/- p.a. 	
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: AS per contour • Quantity of storm water : 11,269CMD • Size of SWD: 200mm x 600mm 	
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD) : 158 • STP technology: Aerobic biological treatment system 	



	<ul style="list-style-type: none"> • Capacity of STP (CMD) :150 • DG sets (during emergency): 630 KVA X 4 No. • Budgetary allocation (Capital cost and O&M cost) <p>Capital Cost: 32,00,000/- O & M Cost: 10,00,000/- p.a.</p>
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation • Quantity of the top soil to be preserved: 12,000CUM • Disposal of the construction way debris: Land filling on the same site <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> • Dry waste (Kg/day): 213 • Wet waste (Kg/day): 348 • STP Sludge (Dry sludge) (Kg/day): 09 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Through Authorized vendors • Wet waste: OWC • STP Sludge(Dry sludge): Digested & used as manure <p>Area requirement:</p> <p>1. Location(s) and total area provided for the storage and treatment of the solid waste:</p> <p>Total Area: 60 Sq. m</p> <p>Budgetary allocation (Capital cost and O&M cost)</p> <p>Capital Cost: 7,00,000/- O&M cost : 4,36,000/-p. a</p>
Green Belt Development	<p>Total RG area:</p> <p>1. RG area under green belt:</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): 6,807 Sq. m • RG on the Basement Top (sq. m.): 2,832 sq m <p>2. Plantation:</p> <ul style="list-style-type: none"> • Number and list of shrubs and bushes species to be planted in the Basement Top RG: 70 <p>4. Budgetary allocation (Capital cost and O&M cost)</p> <p>Capital cost: 1,22,34,600/- O&M cost: 5,33,520/- p.a.</p>
Energy	<p>Power supply:</p> <ul style="list-style-type: none"> • Maximum demand : 2520 units/day • Connected load : 2400 units/day • Source : MSEDCL <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> • Energy saving measures <p>Use of T5-28W, CFL lamps shall be used for Common area lighting</p>



	<p>Use of non conventional energy i.e. Solar water heating system, Solar PV panels for street lights.</p> <p>Transformers are located close to load center to minimize transmission losses</p> <p>Thus total energy saving will be 1035 unit/ day</p> <ul style="list-style-type: none"> • Detail calculations & 41% of saving • Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form) • Budgetary allocation (Capital cost and O&M cost) <p>Capital cost: 44,00,000/- O&M cost: 60,000/- p.a.</p> <p>DG Set:</p> <ul style="list-style-type: none"> • Number and capacity of the DG sets to be used : 630 KVA (4No.). • Type of fuel used : Diesel
<p>Traffic Management</p>	<p>Parking details:</p> <ul style="list-style-type: none"> • Number and area of basement: <p>No of Basement: 03 Area of per Basement (1):7229.17 m² Area of per Basement (2&3): 21,687.51 m²</p> <ul style="list-style-type: none"> • Total Parking area : 25,624.21 • Area per car:12.5 Sq. m • 2-Wheeler: 720 No. • 4-Wheeler: 930 No. • Public Transport <p>Width of all Internal roads (m):12 & 8 m</p>
<p>Environmental Management plan Budgetary Allocation</p>	<p>Construction phase (with Break-up):</p> <ul style="list-style-type: none"> • Capital cost <p>STP : 32,00,000/- RWH : 5,00,000/- SWM : 7,00,000/- Green Belt : 1,22,34,600/- Non-Conventional Energy: 44,00,000</p> <p>Operation Phase (with Break-up)-</p> <p>STP : 10,00,000 p.a RWH : 5,00,000 p.a SWM : 4,36,000 p.a Green Belt : 5,33,520 p.a Non-Conventional Energy: 60,000 p.a</p> <ul style="list-style-type: none"> • Capital: 22,78,46,00 • O & M: 20,59,520 p.a

3. The proposal has been considered by SEIAA in its 50th & 57th meetings decided to accord environmental clearance to the said project under the provisions of



Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:-

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



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

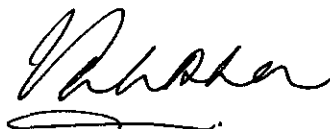


- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xlii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xlili) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing



that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.

- (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (l) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (li) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (lii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (liii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the



adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



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

Copy to:

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





STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

सत्यमेव जयते

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: September 14, 2019

To,
Mahanagar Realty
at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, Satara Road, Pune- 411043

Subject: Environment Clearance for Expansion of Residential construction project Ishanya by Mahanagar Realty
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 89th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 174th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B1 as per EIA Notification 2006.

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

1.Name of Project	Ishanya
2.Type of institution	Private
3.Name of Project Proponent	Mahanagar Realty
4.Name of Consultant	Not yet appointed
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes, Environmental clearance obtained vide no. SEAC-2011/ C.R. 44/TC-2 dated 22nd March 2013
8.Location of the project	CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, Satara Road, Pune-411043
9.Taluka	Haveli
10.Village	Dhankawadi
Correspondence Name:	Swaran Singh Sohal
Room Number:	0
Floor:	6
Building Name:	San Mahu Complex
Road/Street Name:	Poona Club road
Locality:	Camp
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	In process
	IOD/IOA/Concession/Plan Approval Number:
	Approved Built-up Area:
13.Note on the initiated work (If applicable)	construction is completed as per previous EC
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	23734
16.Deductions	3985.9
17.Net Plot area	19748.10

SEIAA Meeting No: 174 Meeting Date: August 28, 2019 (SEIAA-STATEMENT-000001550)
SEIAA-MINUTES-000002425
SEIAA-EC-000002007

18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 49993.85 sq.m
	Non FSI area (sq. m.): 65411.66 sq.m.
	Total BUA area (sq. m.): 115406
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 31514.91
	Approved Non FSI area (sq. m.): 40664.39
	Date of Approval: 20-07-2017
19.Total ground coverage (m2)	9240
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	48.5
21.Estimated cost of the project	2620400000



Government of Maharashtra

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	PMC
	Fresh water (CMD):	232
	Recycled water - Flushing (CMD):	116
	Recycled water - Gardening (CMD):	58
	Swimming pool make up (Cum):	6
	Total Water Requirement (CMD) :	406
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	25 kl/bldg
	Excess treated water	139
Wet season:	Source of water	PMC
	Fresh water (CMD):	232
	Recycled water - Flushing (CMD):	116
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	6
	Total Water Requirement (CMD) :	348
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	25 KL/bldg
	Excess treated water	197
Details of Swimming pool (If any)	Dimension of Swimming Pool: Main Pool Size:18 mX 7M Baby Pool size: 4 m X 7m Total water Requirement in KLD: 168 Water requirement for make up in KLD: 6 Details of Plant & Machinery used for treatment of Swimming pool water: Filter, Self Priming pump, Control panel for pump, Hair and lint strainer, S/F main drain in white ABS, S/F vacuum point in white ABS, S/F inlet point in white ABS, overflow grating.	

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	232	232	Not applicable	23	23	Not applicable	209	209
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		Pre monsoon: 10 m BGL Post monsoon : 3-5 BGL						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		15						
	Size of recharge pits :		2.0 m x 0.90 m x 2.0 m						
	Budgetary allocation (Capital cost) :		11.25/- lakhs						
	Budgetary allocation (O & M cost) :		1.0 /- lakh p.a.						
	Details of UGT tanks if any :		Domestic UG tank Capacity: 371.40 KLD Fire UG tank Capacity: 300 KLD						
26.Storm water drainage	Natural water drainage pattern:		As per contour						
	Quantity of storm water:		23.86 m3/min						
	Size of SWD:		600 mm						
27.Sewage and Waste water	Sewage generation in KLD:		313						
	STP technology:		FAB & MBBR						
	Capacity of STP (CMD):		2 STPS 150 KLD + 210 KLD						
	Location & area of the STP:		As per layout						
	Budgetary allocation (Capital cost):		94 /- lakhs						
	Budgetary allocation (O & M cost):		18 /- lakhs p.a.						

Government of Maharashtra

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	1 % of raw material
	Disposal of the construction waste debris:	On the same site as filling material
Waste generation in the operation Phase:	Dry waste:	479 kg/day
	Wet waste:	700 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	19
	Others if any:	E waste : 500 kg/year
Mode of Disposal of waste:	Dry waste:	Through authorized vendor
	Wet waste:	Mechanical composting unit
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Through mechanical composting unit
	Others if any:	E waste: Through authorized vendor
Area requirement:	Location(s):	As per layout
	Area for the storage of waste & other material:	24 sqm
	Area for machinery:	20 sqm
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	25 +/- lakhs
	O & M cost:	12.26 +/- lakhs p.a.

Government of Maharashtra

29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	Not applicable	7 - 8.5	6.5 - 7.5	NA
2	COD	mg/l	300 - 400	<30	Not exceed 100 mg/l
3	BOD	mg/l	250- 300	<10	Not exceed 10 mg/l
4	S.S.	mg/l	350 -450	<5	Not exceed 50 mg/l
5	Oil & grease	mg/l	10	<5	NA
6	TDS	mg/l	NA	<1000	Not applicable
7	Total Nitrogen	mg/l	40-50	< or equal to 10	Not applicable
8	Ammonical nitrogen as nitrogen	mg/l	Not applicable	< or equal to 1	Not applicable
9	Total phosphate	mg/l	5 -7	< or equal to 2	Not applicable
10	Feacal Coliform	MPN/100 ml	10000000	ND	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



**Government of
Maharashtra**

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
Source of Fuel		Not applicable					
Mode of Transportation of fuel to site		Not applicable					
33.Energy							
Power requirement:	Source of power supply :	MSEDCL					
	During Construction Phase: (Demand Load)	45 KW					
	DG set as Power back-up during construction phase	62.5 KVA (1)					
	During Operation phase (Connected load):	5092 KVA					
	During Operation phase (Demand load):	2367 KVA					
	Transformer:	630 KVA X 6					
	DG set as Power back-up during operation phase:	400 KVA X 1 No.					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	NA					
34.Energy saving by non-conventional method:							
Solar Water Heating Systems							
<ul style="list-style-type: none"> • LED based lighting will be done in the common areas, landscape areas, signage's, Entry Gates and boundary compound walls etc. • Auto timer switches will be provided for street lights, Garden lights, Parking & staircase lights & other Common area Lights for saving electrical energy. • Water Level Controllers with timers will be used for water pumps. • Overall Energy Saving is: Approx. 25% 							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures			Saving %			
1	LED Lamps			28835 KWH / Annum			
2	Solar Water heater			180675 KWH / Annum			
37.Details of pollution control Systems							
Source	Existing pollution control system			Proposed to be installed			

Water pollution	Not applicable	STP
Noise Pollution due to DG set	Not applicable	Acoustic enclouser and canopy
Solid waste	Not applicable	OWC

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	124 /- lakhs
	O & M cost:	7.9 /- lakhs p.a.

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Erosion control	Dust suppression measures	1.8
2	Site safety	Net, PPE to labours, Sigh boards, etc	2
3	Site sanitation	Mobile toilets, and solid waste management	2
4	Disinfection and health check up	Medical camp	2.4
5	Environmental monitoring	Air, water , noise and soil monitoring and analysis	1

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	Two STP of FAB and MBBR technology	94	18
2	Rain Water Harvesting	Pits with bore and internal piping	11.25	1
3	Solid waste managment	OWC installation	25	12.26
4	Landscape	Plantation	64	3.70
5	Energy	Energy conservation measures	124	7.9
6	Environmental monitoring	air, water, soil, noise monitoring and analysis	0	1.60
7	Safety training and awareness	training to residence	9	0
8	Water tanker in case of water shortage	water tanker	0	1.50

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

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

40.Any Other Information

No Information Available

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) B1
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 174th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to submit CER plan to Municipal Commissioner/District Collector and submit the acknowledgement to Member Secretary, SEIAA.
II	PP to submit revised energy saving calculations.
III	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
IV	SEIAA decided to grant EC for: FSI: 38978.49 m2, Non-FSI: 55966.89 m2 and Total BUA: 94945.38 m2 (Approval no- CC/2430/18, Date-02.11.2018)

General Conditions:

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

XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

Government of
Maharashtra

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

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

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

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

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

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

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



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

ENVIRONMENTAL
CLEARANCE

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

To,

The Director

MAHANAGAR REALTY

CTS no. 373 (pt),375,376,377(pt),378(pt),S. no.19A/3A,Dhankawadi
Satara road Pune -411043

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/249450/2022 dated 01 Jan 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH110633
2. File No.	SIA/MH/MIS/249450/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential cum commercial construction project
7. Name of Company/Organization	MAHANAGAR REALTY
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 12/05/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/249450/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Mahanagar Realty,
CTS No. 373 (Part), 375,376,377(Part), 378 (Part),
Survey No. 19A/3A, Dhankawadi,
Satara Road, Pune.

Subject : Environment Clearance for Residential cum commercial Construction project at CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune by M/s. Mahanagar Realty

Reference : Application no. SIA/MH/MIS/249450/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 135th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/249450/2022	
2	Name of Project	Residential cum commercial Construction project at Dhankawadi by Mahanagar Realty	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mahanagar Realty
		Registered office address	San Mahu Complex, 6th floor, 5 Bund Garden Road, Opp. Poona Club, Pune -411001
		Contact Number	020- 66006306
		e-mail	asif.lukade@goelgangadevelopments.com
6	Consultant	As the EMP was prepared by PP and appraised by SEAC for total proposal, no fresh EMP and appointment of consultant is required.	
7	Applied for	Balance EC	
8	Details of previous EC	Previous EC vide no. SEIAA-EC-0000002007Dated 14/09/2019	
9	Location of the project	CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3ADhankawadi, Satara Road,	

		Pune- 411043					
10	Latitude and Longitude	Latitude :18°28'13.16"N Longitude: 73°51'30.72"E					
11	Total Plot Area (m2)	23734					
12	Deductions (m2)	1125					
13	Net Plot area (m2)	22609					
14	Proposed FSI area (m ²)	82551.42					
15	Proposed Non FSI area (m ²)	32548.58					
16	Total BUA (m ²)	1,15,100.00					
17	TBUA (m2) approved by Planning Authority till date	94945.38SQM as per the sanction plan no. CC/2430/2018 dated 2 nd November 2018 and 1,15,100 sqm as per IOD vide no. . CC/3706/2021 dated 24/02/2022					
18	Ground coverage (sqm) & %	9240 sqm					
19	Total Project Cost (Rs.)	262.04 Cr					
20	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
CER Activity will be done as and if required as directed by SEAC.							
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						
	Previous EC/Existing Building			Proposed Configuration			Reason for Modification /Change
	Bldg. Name	Configura tion	Ht. (m)	Bldg. Name	Configur ation	Ht. (m)	
	A	3B +P+21	69.70	A	3B + P +21	69.70	No Change
	B	3B+P+21	69.70	B	3B + P +21	69.70	
	C	3B+P+21	69.70	C	3B + P +21	69.70	
	D	1B+G +Mezz + 5P+29	99.90	D	1B+G +Mezz+ 5P +26	99.83	Changes due to changed market situation
	Commercial at Building D	Part of Bldg D	6.00	Commercial at Building D	Part of Bldg D	6.00	No Change
	Community Prayer Hall	G	12.43	Community Prayer Hall	G	12.43	No Change

22	Total No. of Tenements	479 tenements + 9 Shops			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	220	Fresh Water	220
		Recycled	169	Recycled	111
		HVAC	0	HVAC	0
		Swimming pool	6	Swimming Pool	6
		Flushing	111	Flushing	111
		Total	369	Total	331
		Wastewater generation	309	Wastewater generation	309
24	Water Storage Capacity for Firefighting / UGT	UGT - Domestic water tank :371.40 KL Fire water tank : 300 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground Water	Pre-Monsoon- 10.00 m Post-Monsoon- 3-5 m		
		Size and no of RWH tank(s) and Quantity:	NA as no tank is proposed		
		Quantity and size of recharge pits:	15, Size- 0.2 m X 0.9 M		
		Details of UGT tanks if any:	As per point no. 24		
27	Sewage and Waste water	Sewage Generation (CMD)	319 CMD		
		STP technology	MBBR		
		Capacity of STP (CMD)	150 CMD and 210 CMD		
28.	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal	
		Dry Waste	16 KG	Through authorized vendor	
		Wet waste	24 kg	Organic waste composter	
		Construction	1% of	For filling on same site	

		waste	raw material	
29.	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal
		Dry Waste Kg/day	461	Through authorized vendor
		Wet waste Kg/day	675	Organic waste composter
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E- waste Kg/year	1336	Through authorized vendor
		STP sludge Kg/day	19	Organic waste composter
30.	Green Belt Development	Total RG area (m2)		2760.90
		Existing trees on plot		44
		Number of trees to be planted		376
		Number of trees to be cut		16
		Number of trees to be transplanted		15
31.	Power requirement	Source of power supply		MSEDCL
		During Construction Phase (Demand Load)		75 KW
		During Operation phase (Connected load)		5609 KW
		During Operation phase (Demand load)		2551 KW
		Transformer		630 KVA X 4 Nos.
		DG set		400 KVA X 1 Nos.
		Fuel Used		Diesel
32.	Details of Energy Savings	Details		Savings (KWH/annum)
		Solar PV panels		102600
		Timer Logic Controller		131291
		Electronic V3F drive for lifts		114362

		Solar Water Heater	501120		
33	Environmental Management plan budget during construction phase	Type	Details	Cost (lakhs)	
		Capital	Erosion control, Site Safety, Site Sanitation, Disinfection & Health check up, Environmental Monitoring	10.0	
		O & M cost	Erosion control Site Safety Site Sanitation Disinfection & Health check up Environmental Monitoring	1.0	
34	Environmental Management plan budget during construction phase	Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
		Storm Water	Network upto final disposal point		
		Sewage Treatment	Installation of STP	94.00	18.00
		Water treatment	Disinfection treatment	--	--
		RWH	Bore holes and pits	11.00	1.00
		Swimming pool	Construction & Equipment		
		Solid waste	OWC Machine	25.00	12.36
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and Maintenance	64.00	3.70
		Energy Saving	Solar Equipment	124.0	7.9
		Environmental Monitoring	Monitoring and analysis of air, water, soil & noise	-	1.60

		Disaster Management plan	Fire Fighting System	178.0	9.40
35.	Traffic Management	Type	Required as per DCR	Provided	Area of parking (m ²)
		4-Wheeler	909	1094	13675
		2-Wheeler	1245	1550	3100
		Bicycles	685	691	691
36	Details of Court cases/litigations w.r.t. the project and project location if any	Attached as Annexure			

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide letter dated 14/9/2019 for total BUA 94945.38 Sqm. Proposal has been considered by SEIAA in its 242nd (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the undertaking regarding there is no change in project.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 82551.2 m², Non-FSI- 32522.76 m², Total BUA- 115073.96 m². (Plan approval-CC/3706/21, dated-29.02.2022).

General Conditions:

a) Construction Phase :-

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

Control Board.

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

- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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


the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 Manisha Patankar (Member Secretary, SEIAA)
 14/5/2022

Copy to:

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



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.net

Visit At : <http://mpcb.gov.in>



Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: PN-10506-11

Infrastructure Project/LSI

Consent No. MPCBHQ/ROHQ/Pune/CE/CC/282

Date: 03/04/2012

Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

CONSENT is hereby granted to.

M/s. Mahanagar Realty, "Ishanya",
Sr. No: 19/A/3A, Dhankawadi, Tal: Haveli,
Pune, Maharashtra.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is valid up to Commissioning of the Project or 5 years whichever is earlier.

For development of land/ plot as new construction activities for construction of residential project named M/s. Mahanagar Realty, "Ishanya", Sr. No: 19/A/3A, Dhankawadi, Tal: Haveli, Pune, Maharashtra on total plot area of 23,821.28 sq.mtr. Proposed BUA [As per FSI] of 32,591.17 sq.mtr & Total Construction BUA of 88,180.08 sq.mtr including utilities of residential project as per construction commencement certificate issued by local body.

This project requires Environment Clearance under EIA Notification dt: 14/09/2006 of MoEF, GOI as amended on dt: 1/12/2009. Therefore the effective date of this consent to Establish shall be from the date of obtaining Environment Clearance from Competent authority by the project proponent.

2. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of sewage effluent from construction project shall not exceed 152.0 M³.
- (ii) Sewage Effluent Treatment: The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	50 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

Sr.No	Type of Segregated solid waste	Quantity Kg/D	Treatment	Disposal
1.	Wet Garbage	287	Composting	Use as Manure
2.	STP Sludge	40		
2.	Dry Garbage	172	..	landfill site

3. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
- Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.



10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e. vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. Applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under,

The daily water consumption for the following categories is as under:

(i) Domestic	...	162.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic CMD
(iv) Industrial Cooling, spraying CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:**

- (i) The Applicant may install 1-nos of diesel generating sets (DG Sets), of capacity 160 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:



a. Standards for Emissions of Air Pollutants:

- | | | |
|-------------------------------|---------------|------------------------|
| (i) SPM/TPM | Not to exceed | 150 mg/Nm ³ |
| (ii) SO ₂ (DG Set) | Not to exceed | 20 Kg/day |

(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
 - b. Applicant shall achieve following Ambient Air Quality standards.
- | | | | |
|----|--|-----|--------------------|
| 1. | SPM Not to Exceed (Annual Average) | 140 | µg/ m ³ |
| | Not to Exceed (24 hours) | 200 | µg/ m ³ |
| 2. | SO ₂ Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 3. | NO _x Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 80 | µg/ m ³ |
| 4. | RSPM Not to Exceed (Annual Average) | 60 | µg/ m ³ |
| | Not to Exceed (24 hours) | 150 | µg/ m ³ |

(iii) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity
1	Diesel	32 Ltrs/Hr

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1.	DG Set (160 KVA)	1.50 mtr

(v) Conditions for D.G. Set:

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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.
3. 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 75 dB(A) during day time and 70 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.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.



(vi) Other Conditions:

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney/(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.
- d)

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.
- (x) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:

- (i) The applicant shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
---------	---------------	----------	-----	----------

The applicant shall not generate any type of Hazardous Waste.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.



11. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
12. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. The applicant should not take any effective steps for implementation of the project before obtaining Environment clearance as per EIA Notification, 2006 and amendment thereto.
16. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 2nd April 2012.
17. The applicant shall submit Bank Guarantee of Rs. 10.0 Lakhs towards the compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.
18. The Capital investment of the project is Rs. 158.84 Cr.



(Milind Mhaiskar)
Member Secretary

To,
M/s. Mahanagar Realty, "Ishanya",
Sr. No: 19/A/3A, Dhankawadi, Tal: Haveli,
Pune, Maharashtra.

Copy to-

1. Regional Officer, MPCB, Pune - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Pune-I, MPCB.
3. Chief Accounts Officer, Mumbai, MPCB.

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	Rs. 1,58,843/-	373814	04/06/2011	Andhra Bank
2.	Rs. 1,58,843/-	038134	22/12/2011	Axis Bank

4. Cess Branch, MPCB, Mumbai.

5. Master file.



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

Date 31/12/2020

Consent order No: Format1.0/BO/JD (WPC)/UAN-089687/CE/CC-2012001491

To,

**M/s. Ishanya Residential cum commercial construction project,
[Mahanagar Realty] C.T.S No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A,
Dhanakawadi, Taluka :Haveli, Dist: Pune**

Sub: Revalidation of Consent to Establish with Expansion for Construction of residential Project granted under Red Category.

- Ref:** 1. Your Application vide UAN No. -0000089687 Dated: 25/02/2020.
2. Consent to Establish granted vide No.MPCBHQ/ROHQ/PUNE/ce/cc/282 dt.03/04/2012
3. Minutes of consent committee Meeting dt. 23/11/2020

For: Revalidation of Consent to Establish with Expansion for Construction of Residential Building 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 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 revalidation of consent to Establish for Expansion for Commissioning of unit or up to 30/04/2022.
2. The proposed capital investment of the project is Rs. 262.04 Cr.
(As per C.A certificate submitted by project proponent)

Revalidation of Consent to Establish with Expansion is valid for Construction of Residential Building Project named as **M/s. Ishanya Residential cum commercial construction project, CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhanakawadi, Taluka Haveli, Dist: Pune** for total plot area 23734.00 Sqm and total Construction BUA 115406.00 Sqm as per EC dt. 14/09/2019 including utilities and services 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	209.0	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	400 KVA	1	As Per Schedule -II


(Signature)

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	700.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	479.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	19.00 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 provide 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 14/09/2019 for total plot area **23734.0 Sqm** and total construction BUA **115406 Sqm**.

For and on behalf of the
Maharashtra Pollution Control Board


(Ashok Shingare, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	524080/-	HDFCR52020060582509329	05/06/2020	HDFC Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **360.0 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.

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	232

- 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.

Adnan



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have installed the Air pollution control (APC) system and also erected 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 (400 KVA)	Acoustic enclosure	4.00	HSD	40	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).

Qneqamp

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 Establish with expansion	Rs. 10 lakh	15 Days	Towards Compliance consent conditions.	Up to Commissioning of the project	Up to Commissioning of the project

Signature

Maharashtra Pollution Control Board

General Conditions:

Schedule-IV

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.**

Adusani



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/S.S.I

No:- Format1.0/CC/UAN No.0000138092/CE/2211000984

Date: 14/11/2022

To,
 M/s Ishanya,
 CTS No. 373 (P), 375,376,377(P), 378(P),
 S. No. 19A/3A, Dhankawadi, Satara Road,
 Dhankawadi, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Revalidation of Consent to Establish for Residential & Commercial construction Project under Red Category

- Ref:**
1. Revalidation of Consent to Establish granted vide No. Format1.0/BO/JD(WPC)/UAN089687/CE/CC-2012001491 dtd. 31.12.2020
 2. Consent to Operate (Part-I) granted vide No. Format1.0/BO/JD(WPC)/UAN086949/CO/CC-2009000238 dtd. 04.09.2020
 3. Minutes of 15th Consent Committee Meeting of 2022-23 held on 13.09.2022

Your application NO. MPCB-CONSENT-0000138092

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

1. **The Consent to establish is granted for period up to Commissioning of the project or 30.04.2027 whichever is earlier**
2. **The capital investment of the project is Rs.102.31 Cr. (As per undertaking submitted by pp).**
3. **The Revalidation of Consent to Establish is valid for Residential & Commercial construction Project named as M/s Ishanya, CTS No. 373 (P), 375,376,377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara Road, Dhankawadi, Tal Haveli, Dist Pune on Total Plot Area of 23734 SqMtrs for proposed total construction BUA of 1,15 073.96 SqMtrs as per specific condition of EC granted dated 12.05.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 14.09.2019	23734.00	115406.00
2	Consent to Establish dtd 31.12.2020	23734.00	94945.38
3	Consent to Operate (Part-I) dtd 04.09.2020	23734.00	51677.34
4	Environmental Clearance dtd 12.05.2022	23734.00	115073.96

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	309	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-400 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	675 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Biodegradable	461 Kg/Day	Segregation	To Local Body
3	STP Sludge	19 Kg/Day	Dewatering	As manure

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	1336.00	Kg/Annum	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide the Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/249450/ 2022 dtd.12.05.2022 for construction project on total Plot area 23734.00 Sq.Mtrs, & proposed total construction BUA 115073.96 Sq.Mtrs. as per specific condition of EC.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: Dr. Y.B.Sontakke
 Joint Director (WPC)
 For and on behalf of,
Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2022-11-14 10:59:57 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	204620.00	TXN2205000370	04/05/2022	Online Payment

Copy to:

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



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

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 360 CMD with MBBR technology for the treatment of 309 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	331.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-400 kVA	Acoustic Enclosure	4.00	Diesel 76 Ltr/Hr	1	SO ₂	36.48 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/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	Existing/15 Days	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**Conditions during construction phase**

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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-086949/CO/CC-

Date 04/09/2020

2009000238

To,
M/s. Mahanagar Realty "Ishanya"
CTS No. 373 (pt), 375, 376, 377(pt), 378 (pt),
S. No. 19A/3A, Dhankawadi, Satara Road,
Taluka: Haveli, Dist: Pune.

Sub: Consent to Operate (part-I) for Construction of Housing Project is granted under Red category.

- Ref:** 1. Your Application vide UAN No. 086949 dt. 15/01/2020.
2. Consent to Establish granted vide No Format1.0/BO/RO(HQ)Pune/CE/CC/0282 dt.03/04/2012.
3. Minutes of consent committee meeting held on 07/08/2020

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

1. Consent to Operate (part-I) is granted for period up to 31/01/20221
2. The capital investment of the project is **Rs.126.71 Cr.**
(As per CA certificate submitted by project proponent)

The Consent to Operate (part-I) is valid for Construction of housing Project named as M/s. Mahanagar Realty "Ishanya" , CTS No. 373 (pt), 375, 376, 377(pt), 378 (pt), S. No. 19A/3A, Dhankawadi, Satara Road, Taluka: Haveli, Dist: Pune for total plot area 23734.0 Sqm & construction completed BUA 51677.34 Sqm out of total construction BUA 115406 Sqm as per EC dt. 14/09/2019 , including utilities and services and As per Architect certificate submitted by Project proponent.

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	66.0	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	400 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	224.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	149.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	6.0 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. 14/09/2019 for total plot area 23734.0 Sqm & total Construction BUA 115406 sqm.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	253420/-	N360191017559666	26/12/2019	online

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 150.0 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.

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	73.00

- 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-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have installed the Air pollution control (APC) system and also to erected 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 (400 KVA)	Acoustic enclosure	4.0	HSD	70.0	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 .
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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 Operate (Part-I)	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	Continuous	31.03.2021

[Handwritten signature]

Maharashtra Pollution Control Board

**Schedule-IV****General 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.



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/S.S.I

No:- Format1.0/CC/UAN No.0000119716/CO/2303002313

Date: 29/03/2023

To,
 M/s Ishanya - Residential cum commercial
 construction project, CTS No. 373 (P), 375,
 376, 377(P), 378(P), S. No. 19A/3A,
 Dhankawadi, Satara Road, Dhankawadi,
 Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Renewal of Consent (part-I) with amalgamation of Consent to operate (Part-II) for construction project under Red Category

- Ref:**
1. Consent to establish with expansion granted vide No Format1.0/BO/JD WPC/UAN No 089687/CE/CC-2012001491 dtd 14.11.2022
 2. Consent to operate (part-I) granted vide no. Format1.0/JD(WPC)/UAN086949/CO/CC-2009000238 dtd 04.09.2020
 3. Minutes of 27th Consent Committee Meeting of 2022-23 held on 25.01.2023

Your application NO. MPCB-CONSENT-0000119716

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

1. **The Renewal of Consent (part-I) with amalgamation of Consent to operate (Part-II) is granted for period up to 31.01.2024**
2. **The capital investment of the project is Rs.126.71 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent (part-I) with amalgamation of Consent to operate (Part-II) is valid for construction project named as M/s Ishanya - Residential cum commercial construction project, CTS No. 373 (P), 375, 376, 377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara Road, Dhankawadi, Tal Haveli, Dist Pune on Total Plot Area of 23734 SqMtrs for completed total construction BUA of 73055.71 SqMtrs out of proposed Total Construction BUA of 115073.96 SqMtrs as per specific condition of EC granted dated 12.05.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 14.09.2019	23734.00	115406.00
2	Consent to Establish dtd 31.12.2020	23734.00	115406.00
3	Consent to Operate(Part-I) dtd 04.09.2020	23734.00	51677.34

4	Environmental Clearance dtd 12.05.2022	73055.71	115073.96
5	Consent to Establish dtd 14.11.2022	73055.71	115073.96

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	160	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-400 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	395 Kg/Day	OWC with composting facility/Biodigester with composting facility	Used as manure
2	Non biodegradable Waste	263 Kg/Day	Segregation	To Local Body
3	STP Sludge	10 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	50	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	658.00	Kg/Annum	To Authorized Dismantler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.

12. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively

13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
 14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
 15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/249450/2022 dtd 12.05.2022 for construction project having total plot area of 23734 Sqm and total construction BUA of 115073.96 Sqm as per specific condition of EC.
 16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: Dr. Y.B.Sontakhe
 Joint Director (WPC)
 For and on behalf of,
Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2023-03-29 10:51:33 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	253420.00	MPCB-DR-7521	18/08/2021	RTGS
2	506840.00	MPCB-DR-18035	25/03/2023	RTGS

Copy to:

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

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

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **360 CMD for treatment of domestic effluent of 160 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	178.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-400 kVA	Acoustic Enclosure	4.00	Diesel 76 Ltr/Hr	1	SO ₂	36.48 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
-------------------------	---------------	------------------------

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent (Part)	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions and Operation & maintenance of Pollution Control Systems	Continious	31.05.2024

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**General Conditions:**

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 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.





958

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

ANNEXURE-R-7**Application for Consent/ Authorisation**

Sir,
I/We hereby apply for*

1. Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.
2. Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.
3. Authorization/renewal of authorization under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 in connection with my/our/existing/proposed/altered/ additional manufacturing/processing activity from the premises as per the details given below.

Consent Information

UAN No:
MPCB-CONSENT-0000196812

Application submitted on:
31-01-2024

Industry Information

Consent To:
Renewal (Normal)

IIN No.:

Submit to:
SRO - Pune I

Type of institution:
Municipal Corporation

Industry Type:
O21 Building and construction
project more than 20,000 sq. m
built up area

Category:
Orange

Scale:
S.S.I

Location of industry/activity/etc:
Local Body

Name of Local Body:
Pune Municipal Corporation

EC Reqd.
Yes

EC Obtained
EC Obtained

EC Ref. No.
EC22B038MH110633

Date of issue of EC
May 12, 2022

Parivesh Proposal Number
SIA/MH/MIS/249450/2022

MoEFCC/SEIAA File Number
SIA/MH/MIS/249450/2022

Whether construction-buildup area is more than 20,000 sq.mtr.(Existing Expansion Unit)

Yes

General Information

1. Name, designation, office address with Telephone/Fax numbers, e-mail of the Applicant Occupier/Industry/Institution / Local Body.

Name
Swaran Singh Sohal

Address
San Mahu Complex 6th Floor near Poona ClubCamp

Designation
Director

Taluka
haveli

Area

District

Dhankawadi

Telephone

9763726110

Email

swaransingh2k18@gmail.com

Pune
959

Fax

Pan Number

AARFM7354C

2. (a) Name and location of the industrial unit/premises for which the application is made (Give revenue Survey Number/Plot number name of Taluka and District, also telephone and fax number)

Industry name

Ishanya - Residential cum Commercial Construction Project

Location of Unit

Dhankawadi

Survey number/Plot Number

CTS No. 373 (P), 375,376,377 (P), 378 (P) ,Survey No.19A/3A,
Dhankawadi, Satara Road

Taluka

Haveli

District

Pune

(b) Details of the planning permission obtained from the local body/Town and Country Planning authority/Metropolitan Development authority/ designated Authority.

Planning permission

Pune Municipal Corporation

Planning Authority

Pune Municipal Corporation

Name of the local body under whose jurisdiction the unit is located and Name of the licence issuing authority

Pune Municipal Corporation

Pune Municipal Corporation

Sanction plan/ Approved layout Plan/Commencement Certificate

3. Gross capital investment of the unit without depreciation till the date of application (Cost of building, land, plant and machinery). (To be supported by an affidavit/undertaking on Rs.20/- stamp paper, annual report or certificate from a Chartered Accountant for proposed unit(s), give estimated figure)

Gross capital (in Lakh)	* Verified	* Terms	* Consent Fee
12671.00	CA Certificate	1	253420.00

4. If the site is located near sea-shore/river bank/other water bodies/Highway, Indicate the crow fly distance and the name of the water body, if any.

Distance From	Distance(Km)	* Name
Creek/Sea	0.00	--NA--

4b. Enter Latitude and Longitude details of site

Latitude	Longitude
182813.16	735130.72

5. Does the location satisfy the Requirements Under relevant Central/State Govt. Notification such as Coastal Regulation Zone. Notification on Ecologically Fragile Area, Industrial Location policy, etc. If so, give details.

Location	Approved Industry Area	Sensitive Area	If Yes, Name Of Area	Industry Location with Reference to CRZ
NA	No	No	NA	

6.

(a) Total plot area (in square meter)	(b) Built up area and (in square meter)	(c) Area available for the use of treated sewage/ trade effluent for gardening/irrigation. (in square meter)
--	--	---

7. Month and year of commissioning of the Unit.

2013-09-19

8.

(a) Do you have a residential colony Within the premises in respect of Which the present application is Made ? Yes Residential colony

(b) If yes, please state population staying

Number of person staying	Water consumption	Sewage generation	Whether is STP provided?
1315	178	160	Yes

Number of person staying

CTS No. 373 (P), 375,376,377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara Road

Water consumption

0

9. List of products and by-products Manufactured in tonnes/month, Kl/month or numbers/month with their types i.e.Dyes, drugs etc. (Give figures corresponding to maximum installed production capacity)

Products Name and Quantity

Product Name	UOM	Product Name	Existing	Consented	Proposed Revision	Total	Remarks
OTHERS	--NA--	NA	0	0	0	0	NA

Products Name and Quantity

Product Name	UOM	Quantity	Remarks
NA	--NA--	0	NA

Part B : Waste Water aspects

10. Water consumption for different uses (m3/day)

Purpose	Consumption	Effluent Generation	Treatment	Remarks	Disposal	Remarks
Domestic Pourpose	178	160	STP	NA	Recycle	NA
Water gets Polluted & Pollutants are Biodegradable	0	0	--NA--	NA	--NA--	NA
Water gets Polluted,Pollutants are not Biodegradable & Toxic	0	0	--NA--	NA	--NA--	NA
Industrial Cooling,spraying in mine pits or boiler feed	0	0	--NA--	NA	--NA--	NA
Others	50 kld for gardening					

11. Source of water supply, Name of authority granting permission if applicable and quantity permitted.

Source of water supply	Name of Local Body	Name of authority granting permission	Quauntity permitted
------------------------	--------------------	---------------------------------------	---------------------

12. Quantity of waste water (effluent) generated (m3/day)

Domestic	Cooling water blowdown
160	0
DM Plants/Softening	
0	

13. Water budget calculations accounting for difference between water consumption and effluent generated.

Fresh water consumption - 118
KLD, Flushing water
consumption - 59 KLD, Water
use for gardening - 50

14. Present treatment of sewage/canteen effluent (Give sizes/capacities of treatment units).

Capacity of STP (m3/day)

360

Treatment unit	Size (mxm)	Retention time (hr)
FAB	80	8
MBBR	180	8

15. Present treatment of trade effluent (Give sizes/capacities of treatment units) (A schematic diagram of the treatment scheme with inlet/outlet characteristics of each unit operation/process is to be provided. Include details of residue Management system (ETP sludges)

Capacity of ETP (m3/day)

0

Treatment unit	Size (mxm)	Retention time (hr)
0	0	0

16. Capacity of treated effluent sump, Guard Pond if any.

Capacity of treated effluent sump (m3) NA**Effluent sump/Guard pond details** No NA**If yes, state at which stage-Whether before, intermittently or after treatment.** No NA

17. Mode of disposal of treated effluent With respective quantity, m3/day

(vii) Quantity of treated effluent reused/ recycled, m3/day Provide a location map of disposal arrangement indicating the outler(s) for sampling. Treated effluent reused / recycled (m3/day) Mode of disposal types other (if any)	109	Mode of disposal types	Recycle
--	-----	-------------------------------	---------

18. (a) Quality of untreated/treated effluents (Specify pH and concentration of SS, BOD,COD and specific pollutants relevant to the industry. TDS to be reported for disposal on land or into stream/river.

Untreated Effluent

pH 7.0-8.5

SS (mg/l)	350-450
BOD (mg/l)	250-300
COD (mg/l)	300-400
TDS (mg/l)	-----

Specific pollutant if any	Name	Value
1	Oil & Grease	10

Treated Effluent

pH 6.5-7.5

SS (mg/l) <5

BOD (mg/l) <10

COD (mg/l) <30

TDS (mg/l) <1000

Specific pollutant if any	Name	Value
1	Oil & Grease	< 5

(b) Enclose a copy of the latest report of analysis from the laboratory approved by State Board/ Committee/Central Board/Central Government in the Ministry of Environment expected characteristics of the untreated/treated effluent

NA

19. Fuel consumption

Fuel Type	UOM	Fuel Consumption TPD/LKD
Diesel	Ltr/Hr	12
Sulphur content	Quantity	Other (specify)
0.25	1	0

20. (a) Details of stack (process & fuel stacks: D. G.)

(a) Stack number(s) 1	(b) Stack attached to DG Set	(d) Fuel Type Diesel
(e) Fuel quantity (Kg/hr.) 76	(g) Shape (round/rectangular) Round	(h) Height, m (above ground level) 4
(i) Diameter/Size, in meters 0.127		
(m) Control equipment preceding the stack scrubber	(n) Nature of pollutants likely to present in stack gases such as Cl₂, Nox, Sox TPM etc. Sox, Nox	(o) Emissions control system provided As per CPCB norms

21. Do you have adequate facility for collection of samples of emissions in the form of port holes, platform, ladder\etc. As per Central Board Publication "Emission regulations Part-III" (December, 1985)

Poart hole	No	Details	NA
Platform	No	Details	NA
Ladder	No	Details	NA

Part - D: Hazardous Waste aspect

22. Information about Hazardous Waste Management as defined in Hazardous Waste (Management & Handling) Rules, 1989 as amended in Jan.,2000. Type/Category of Waste as per

Waste (Annually) Schedule I

Cat No	Type	Qty	UOM
NA		0	--NA--
Max	Method of collection	Method of reception	Method of storage
	NA	NA	NA
Method of transport	Method of treatment	Method of disposal	
NA	NA	NA	

23.

Copy of format of manifest/record Keeping practiced by the applicant.

NA

24.

Details of self-monitoring (source and environment system)

NA

36.

Copy of actual user Registration/certificate obtained from State Pollution Control Board/Ministry of Environment & Forests, Government of India, for use of hazardous waste.

NA

37.

Present treatment of hazardous waste, if any (give type and capacity of treatment units)

NA

38. Quantity of hazardous waste disposal

(i) Within factory

0

(ii) Outside the factory (specify location and enclose copies of agreement.)

0

(iii) Through sale (enclosed documentary proof and copies of agreement.)

0

(iv) Outside state/Union Territory, if yes particulars of (1 & 3) above.

0

(v) Other (Specify)

0

Part - E: Additional information

25.

a. Do you have any proposals to upgrade the present system for treatment and disposal of effluent/emissions and/or hazardous waste.

NA

b. If yes, give the details with time- schedule for the implementation and approximate expenditure to be incurred on it.

NA

26.

Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc. (give figures separately for items implemented/to be implemented).

Capital Cost: STP- 94 Lakh, RWH -11.25 Lakh, Solid waste management- 25 Lakh, Landscape - 64 Lakh, Energy Saving - 124 Lakh. O& M cost - STP- 18 Lakh, RWH -1.0 Lakh, Solid waste management- 12.26 Lakh, Landscape - 3.70 Lakh, , Energy Saving - 7.9 Lakh.

27.

To which of the pollution control equipment, separate meters for recording consumption of electric energy are installed ?

STP, OWC

28.

Which of the pollution control items are connected to D.G. Set (captive power source) to ensure their running in the event of normal power failure

STP, OWC and UGT

29. Nature, quantity and method of disposal of non- hazardous solid waste generated separately from the process of manufacture and waste treatment. (Give details of area/capacity available in applicant's land)

Type	Quantity	UOM	Treatment	Disposal	Other Details
E waste	1315	Kg/Annum	Recycle	Through authorized vendor	NA
Biodegradable	395	Kg/Day	Through mechanical composting machine	Used as manure	NA
Non biodegradable	263	Kg/Day	Recycle	Through authorized vendor	NA
STP Sludge	10	Kg/Day	Filter press & Drying	Used as manure	NA

30. Hazardous Chemicals - Give details of Chemicals and quantities handled and Stored.

(i) Is the unit a Major Accident Hazard unit as per Mfg.Storage Import Hazardous Chemicals Rules ?

NA

(ii) Is the unit an isolated storage as defined under the MSIHC Rules ?

NA

(iii) Indicate status of compliance of Rules 5,7,10,11,12,13 and 18 of the MSIHC Rules.

NA

(iv) Has approval of site been obtained from the concerned authority?

NA

(v) Has the unit prepared an off-site Emergency Plan? Is it updated ?

NA

(vi) Has information on imports of Chemicals been provided to the concerned authority?

NA

(vii) Does the unit possess a policy under the PLI Act?

NA

31. Brief details of tree plantation/green belt development within applicant's premises (in hectares)

Open Space Availability	Plantation Done On	Number of Trees Planted
9639 Square meter	8373 Square meter(87 %)	324

32.

Information of schemes for waste Minimization, resource recovery and recycling - implemented and to be implemented, separately.

34.

I/We further declare that the information furnished above is correct to the best of my/our knowledge.

35.

I/We hereby submit that in case of any change from what is stated in this application in respect of raw materials, products, process of manufacture and treatment and/or disposal of effluent, emission, hazardous wastes etc. In quality and quantity; a fresh application for Consent/Authorization shall be made and until the grant of fresh Consent/Authorization no change shall be made.

36.

I/We undertake to furnish any other information within one month of its being called by the Board

Yours faithfully

**Signature : Swaransingh Sohal
Name : Swaransingh Sohal
Designation : Director**

Additional Information

Air Pollution

Sr No.	Air Pollution Source	Pollutants	APCS Provided	Remark
1	DG SET	SOx, NOx	AS PER CPCB NORMS	NA

Separate EM Provided	Yes	Other Emission Sources	NA
Measures Proposed	SCRUBBER	Foul Smell Coming Out	No
Air Sampling Facility Details	NA		

D.G. Set Details

Description	Capacity(KVA)	Remarks
RECTANGULER	400	1 NO

Hazardous Waste Generation

Hazardous Waste	Quantity	UOM	Treatment	Disposal	Other Details
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CHWTSDF Details

Member of CHWTSDF	CHWTSDF Name	Remarks
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Cess Details

Cess Applicable	Cess Paid	If Yes, UpTo
No	No	Jan 1 1900 12:00:00:000AM

Legal Actions

Legal Action Taken	Legal Record Of Company	Legal Action Details	Remarks
Yes	-	PENDING	

Bank Guarantee Applicable:

No



**ANNEXURE-R-8**

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०८०५/१८

दिनांक : २१/०९/१८

5254

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

भोगवटा पत्र - पार्ट - १

श्री./श्रीमती महानगर रियालीटी तर्फे श्री.स्वर्णसिंग सोहल तर्फे ला.आर्कि सुनिल चिं
राहणार ७, साधूवासवानी रोड, मुख्यसागर टेरेस ऑ. जी.पी.ओ. पुणे-
 यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलमे २५३/२५४ व एम्.आर.टी.पी. अॅक्ट
 कलमे ४५/६९ प्रमाणे पुणे, पेठ द्यनकवडी (जुनी हद्द) घरांक —
 फायनल प्लॉट क्र. / सर्व्हे क्र. १९८३/३८ टी.पी. स्कीम नंबर यांत
 इकडील संगतीपत्र / कमेन्समेंट सर्टिफिकेट क्रमांक १०८७/१७, दिनांक : २०।०७।२०१७ अन्वये
 बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संगतीपत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे
 काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संगती मिळण्याबाबत
 दिनांक : ४।९।२०१७ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९
 कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग
 उपयोगात आणण्यास संगती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशानुसार - भागे दर्शविल्याप्रमाणे -

(१)

(२)

(३)

अट दर्शविल्यावरून बांधकामाच्या नियंत्रण कोणतेही बांधकाम (उर्वरित
 सर्व बांधकामे व त्यांच्या अटी व अटीबाबत, एअरिंग वॉल कॅन्स
 आणि फ्लॉट व सर्व्हे व सर्टिफिकेट व कमेन्समेंट) के स्वप्नस, योग्यतेने ही
 पूर्त मुद्रणा व तडा सदर अटी व अटीबाबत बांधकामे पाठव्यात
 येतील व संगती देण्यात येतील. अर्ज पत्र उपायक/कालक
 खर्चे करून वसूल करण्यात येईल.

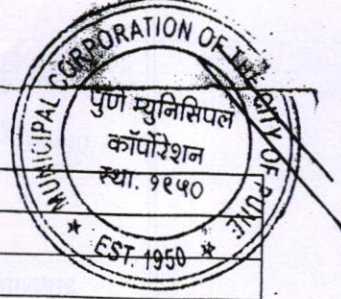
सहायक अभियंता

बांधकाम नियंत्रण विभाग

पुणे महानगरपालिका.

I Undertake to file English
Translation at the time of
hearing of the Reply

मान्य नकाशानुसार

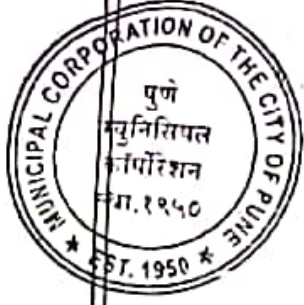


मजला	विंग ए	विंग बी
बेसमेंट १	पार्किंग	पार्किंग
बेसमेंट २	पार्किंग	पार्किंग
बेसमेंट ३	पार्किंग	पार्किंग
स्टील्ट फ्लोअर	लेडीज चेजिंग रूम, जेन्ट्स चेजिंग रूम, सोसायटी ऑफिस	मल्टीपर्पज हॉल, जिमनेशियम
	पोडीयम वरील - चिल्ड्रन प्ले एरिया व स्विमिंग पुल	
पहिला मजला	सदनिका क्र. १०१, १०२, १०३, १०४	सदनिका क्र. १०१, १०२, १०३, १०४
दुसरा मजला	सदनिका क्र. २०१, २०२, २०३, २०४	सदनिका क्र. २०१, २०२, २०३, २०४
तिसरा मजला	सदनिका क्र. ३०१, ३०२, ३०३, ३०४	सदनिका क्र. ३०१, ३०२, ३०३, ३०४
चौथा मजला	सदनिका क्र. ४०१, ४०२, ४०३, ४०४	सदनिका क्र. ४०१, ४०२, ४०३, ४०४
पाचवा मजला	सदनिका क्र. ५०१, ५०२, ५०३, ५०४	सदनिका क्र. ५०१, ५०२, ५०३, ५०४
सहावा मजला	सदनिका क्र. ६०१, ६०२, ६०३, ६०४	सदनिका क्र. ६०१, ६०२, ६०३, ६०४
सातवा मजला	सदनिका क्र. ७०१, ७०२, ७०३, ७०४	सदनिका क्र. ७०१, ७०२, ७०३, ७०४
आठवा मजला	सदनिका क्र. ८०१, ८०२, ८०४,	सदनिका क्र. ८०१, ८०२, ८०४,
नववा मजला	सदनिका क्र. ९०१, ९०२, ९०३, ९०४	सदनिका क्र. ९०१, ९०२, ९०३, ९०४
दहावा मजला	सदनिका क्र. १००१, १००२, १००३, १००४	सदनिका क्र. १००१, १००२, १००३, १००४
अकरावा मजला	सदनिका क्र. ११०१, ११०२, ११०३, ११०४	सदनिका क्र. ११०१, ११०२, ११०३, ११०४
बारावा मजला	सदनिका क्र. १२०१, १२०२, १२०३, १२०४	सदनिका क्र. १२०१, १२०२, १२०३, १२०४
तेरावा मजला	सदनिका क्र. १३०१, १३०२, १३०३, १३०४	सदनिका क्र. १३०१, १३०२, १३०३, १३०४
चौदावा मजला	सदनिका क्र. १४०१, १४०२, १४०३, १४०४	सदनिका क्र. १४०१, १४०२, १४०३, १४०४
पंधरावा मजला	सदनिका क्र. १५०१, १५०२, १५०३, १५०४	सदनिका क्र. १५०१, १५०२, १५०३, १५०४
सोळावा मजला	सदनिका क्र. १६०१, १६०२, १६०३, १६०४	सदनिका क्र. १६०१, १६०२, १६०३, १६०४
सतरावा मजला	सदनिका क्र. १७०१, १७०२, १७०३, १७०४	सदनिका क्र. १७०१, १७०२, १७०३, १७०४
आठरावा मजला	सदनिका क्र. १८०१, १८०२, १८०३, १८०४	सदनिका क्र. १८०१, १८०२, १८०३, १८०४
एकोणीसवा मजला	सदनिका क्र. १९०१, १९०२, १९०३, १९०४	सदनिका क्र. १९०१, १९०२, १९०३, १९०४
वीसावा मजला	सदनिका क्र. २००१, २००२ (डुप्लेक्स), २००३ (डुप्लेक्स), २००४	सदनिका क्र. २००१, २००२ (डुप्लेक्स), २००३ (डुप्लेक्स), २००४
एकविसवा मजला	सदनिका क्र. २१०१, २१०४	सदनिका क्र. २१०१, २१०४
एकूण	एकूण ८१ सदनिका	एकूण ८१ सदनिका

असे एकूण १६२ सदनिकांसह संपुर्ण विंग ए व विंग बी इमारतीचे बांधकाम फक्त.

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



4606

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०००/०६६८/२०

दिनांक : १३/१/२०२१

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

भोगवटा पत्र - पार्ट - ३

श्री. / श्रीमती महानगर रिशालीटी तर्फे श्री स्वर्णसिंग सोहेल तर्फे ला.आर्कि. सुनिठ साधुवासवामी बोर्ड, सुखसागर टेरेस ओ. जी. पी. ओ. राहणार पुणे - ०९. चिंचवडे.

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. अक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ धनकवडी घरांक फायनल प्लॉट क्र. /

सर्व्हे क्र. १६ अ / ३ अ

टी. पी. स्कीम नंबर

यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट, क्रमांक

सी.सी. २४३०/१८

दिनांक ०२/११/२०१८

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक १२/११/२०२० रोजी अर्ज केल्याबद्दल आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा

मान्य नकाशानुसार

मजला	विंग - सी
बेसमेंट १	पार्किंग
बेसमेंट २	पार्किंग
बेसमेंट ३	पार्किंग
स्टिल्ट प्लोअर	सोसायटी ऑफीस
पहिला मजला	सदनिका क्र. १०१, १०२, १०४, १०५
दुसरा मजला	सदनिका क्र. २०१, २०२, २०३, २०४, २०५
तिसरा मजला	सदनिका क्र. ३०१, ३०२, ३०३, ३०४, ३०५
चौथा मजला	सदनिका क्र. ४०१, ४०२, ४०३, ४०४, ४०५
पाचवा मजला	सदनिका क्र. ५०१, ५०२, ५०३, ५०४, ५०५
सहावा मजला	सदनिका क्र. ६०१, ६०२, ६०३, ६०४, ६०५
सातवा मजला	सदनिका क्र. ७०१, ७०२, ७०३, ७०४, ७०५
आठवा मजला	सदनिका क्र. ८०१, ८०२, ८०४, ८०५
नववा मजला	सदनिका क्र. ९०१, ९०२, ९०३, ९०४, ९०५
दहावा मजला	सदनिका क्र. १००१, १००२, १००३, १००४, १००५
एकूण	एकूण ४८ सदनिका



अट भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा सर्व मॉर्निंग अंतरात व टेरेसवरील शेड, पार्किंग वॉल करून अगर ग्रील लावून पार्किंग बंदीस कारणे इ.) केल्यास, कोणतेही पूर्व सुचना न देता सदरची संपूर्ण अनाधिकृत बांधकाम पाडण्यात येतील व ध्यायित्यर्थ येणारा संपूर्ण खर्च प्लॅटधारक/मालक यांपेकून दसूल करण्यात येईल.

१३/१/२०२१

असे एकूण ४८ सदनिकांसह विंग - सी इमारतीचे बांधकाम फक्त.

सहायक अभियंता
बांधकाम नियंत्रण विभाग
पुणे महानगरपालिका

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



4626

बांधकाम नियंत्रण कार्यालय

क्रमांक : 000/0233/29

दिनांक : 20/06/2029

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

भोगवटा पत्र - पार्ट - ३

श्री. / श्रीमती महानगर रियालीटी तर्फे श्री. स्वर्णसिंग सोहेन तर्फे ला.आ.के. सुनि
राहणार ७, खाधूवासवानी रोड, सुखसागर टेरेस, ऑ. जी. पी. ऑ. पुणे - ७

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. अॅक्ट
कलमे ४५/६९ प्रमाणे पुणे, पेठ धानकवडी (जुनीहफद) घरांक फायनल प्लॅट क्र. /
सर्व्हे क्र. १२३/१३३ टी. पी. स्कीम नंबर यांत
इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक सी.सी. २४३०/१८ दिनांक २१११/२०१८

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व /
काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती
मिळण्याबाबत दिनांक ०७/०६/२०२१ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका
अधिनियम-१९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा
इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशानुसार

मजला	विंग - सी
११ वा मजला	सदनिका क्र. ११०१, ११०२, ११०३, ११०४, ११०५
१२ वा मजला	सदनिका क्र. १२०१, १२०२, १२०३, १२०४, १२०५
१३ वा मजला	सदनिका क्र. १३०१, १३०२, १३०४, १३०५
१४ वा मजला	सदनिका क्र. १४०१, १४०२, १४०३, १४०४, १४०५
१५ वा मजला	सदनिका क्र. १५०१, १५०२, १५०३, १५०४, १५०५
(१) १६ वा मजला	सदनिका क्र. १६०१, १६०२, १६०३, १६०४, १६०५
(२) १७ वा मजला	सदनिका क्र. १७०१, १७०२, १७०३, १७०४, १७०५
१८ वा मजला	सदनिका क्र. १८०२, १८०४, १८०५
(३) १९ वा मजला	सदनिका क्र. १९०१, १९०२, १९०३, १९०४, १९०५
२० वा मजला	सदनिका क्र. २००१, २००२, २००३, २००४, २००५
२१ वा मजला	सदनिका क्र. २१०१, २१०२, २१०३, २१०४, २१०५
एकूण	एकूण ५२ सदनिका



अट भविष्यात मान्य नकाशा यतिरिक्त कोणतेही
बांधकाम (उदा सर्व मॉर्निंग अंतर्गत व टेरेसवरील
शेड, पार्टिशन वॉल करून अगर ग्रील लावून पार्किंग
बंदिस्त करणे इ.) केल्यास, कोणतेही पूर्व सूचना न
देता सदरची संपूर्ण अनाधिकृत बांधकाम पाडण्यात
येतील व त्याप्रित्यर्थ योगात संपूर्ण खर्च फ्लॅटधारक /
मालक यांचेकडून यत्न करण्यात येईल.

सहायक अभियंता

बांधकाम नियंत्रण विभाग

पुणे महानगरपालिका



पुणे महानगरपालिका

बांधकाम विकास विभाग शिवाजीनगर, पुणे-४११ ००५

APPENDIX H

PART OCCUPANCY CERTIFICATE

OCC No.: OCC/0823/23

Date : 08/11/2023

PUNE MUNICIPAL CORPORATION	CASE NO.	dkd/dp/0002/0	OCN NO.	OCN/0434/23 / 23/06/2023	CC NO.	CC/3706/21 / 24/02/2022
		8	SITE DETAILS			
	PETH/T.P. SCHEME	DHANKWADI		SURVEY NO.		
	VILLAGE	DHANKWADI		FINAL PLOT NO		
	SOCIETY			PLOT NO.		
	C.T.S.NO	375, 373pt, 376, 377pt, 378pt		HISSA NO.	S NO 19A/3A	

To,

1. Owner: MAHANAGAR REALITY PVT LTD THRO. BHARAT NAGORI
2. Licensed Engineer : SUNIL NAMDEO CHINCHWADE

Sir,

The PART development work / erection re-erection / or alteration in of building / part on the above mentioned site is completed under the supervision of SUNIL NAMDEO CHINCHWADE Licensed Engineer License No.(159) may be occupied on the following conditions.

- 1 D Wing - Shop No.1, Shop No.2, Shop No.3



A set of certified completion plans is returned herewith.

Enclosed : As above.

Office Stamp

OFFICE OF THE PUNE MUNICIPAL CORPORATION
Letter No. OCC/0823/23 Date : 08/11/2023
PART OCCUPATION GRANTED



अट भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टिशन वॉल करून अगर ग्रील लावून पार्किंग बंदीरत करणे इ.) केल्यास, कोणतेही पूर्व सुचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅटधारक/मालक यांचेकडून वसूल करण्यात येईल.

Sheetal Khopade
09/11/2023

Sheetal Khopade
कनिष्ठ/शाखा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Signature valid

Digitally signed by KAT KAWATE
SHAILENDRA SURESH
Date: 2023.11.09 15:17.42 IST
Reason: BPD
Location: Pune Municipal Corporation

Shailendra Kathwate
उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Signature valid

Digitally signed by RAMESH
VISHWASRAO KAKADE
Date: 2023.11.09 15:25:12 IST
Reason: BPD
Location: Pune Municipal Corporation

R V Kakade
कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका





पुणे महानगरपालिका

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे
संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)

कमेन्समेंट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्टचे कलम २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : dkd/dp/0002/08

Proposal Type : Resi+Comm

Case Type : Revised

Project Type : Layout of Building +
Proposed Building

क्रमांक : CC/2430/18

दिनांक : 02/11/2018

श्री / श्रीमती MAHANAGAR REALITY PVT LTD BHARAT NAGORI & OTHERS व्दारा आर्किटेक्ट / ला. स. श्री SUNIL NAMDEO CHINCHWADE यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ DHANKWADI घरांक सर्वे न सी. सं. न. 375, 373pt, 376, 377pt, 378pt हिरसानं ३ NO 19A/3A फायनल प्लॉट क्र प्लॉट क्र सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 20/11/2017 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुस्त इमारतीचा वापर अथवा वापरसाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षांची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचा अविभाज्य भाग समजणेत येईल.)
सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
(अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
(आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातललेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
(इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
(ई) अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.

I Undertake to file English Translation at the time of hearing of the Reply

७. काम सुरूकरणपूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानालाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन अॅक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसरून केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.

वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

विशेष अटी:-

१. हायराइज इमारती संदर्भातील वि.नि.नि.नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/सुडी-१३ मधील अतिरिक्त अग्निशमन व्यवस्था, विशेष वर्गवारीमधील स्ट्रक्चरल इंजिनियर याची नेमणूक, सर्व्हिस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील
३. हायराइज इमारतीचे सर्व्हिस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहिल.
४. इमारतीतील उद्वाहनाचे (लिफ्टचे) दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंवर्धनाकरिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी फ्लाश यंत्रणा, नियंत्रित दाब यंत्रणा
६. सोलर सिस्टिमची यंत्रणा बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षांच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/ स्वतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
४. ओला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
८. रस्तारुंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याचेण्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटलाईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटलाईज्ड हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशांमध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. संरक्षक भिंतीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे व्हिजीटर्स पार्किंगची रस्ता / फुटपाथ वरून अॅक्सेस व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारुंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व



नंतर

१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून
१८. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नेळ (बिब कॉक, बेसिन टॅप इ. नेळ) दलि.(फुल फ्लॅश) असे प्रकारचे फ्लॅश असे प्रकारचे फ्लॅश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.
१९. प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक रहातील.

-: अटी:-

१. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.
२. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार.
३. आवश्यकतेप्रमाणे लिफ्ट (उद्वाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
४. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
५. इतर महत्वाचे अटी :
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६. संबंधित सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
७. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
८. सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
९. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.
१०. भूमीप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणप्रेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
११. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटीवर संमतीपत्र देण्यात येत आहे.
१२. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भितीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्झुपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
१३. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
१४. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
१५. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
१६. बांधकाम विकास विभाग, खाल्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
१७. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मागिने पाडून त्यानंतरच नवीन कामास सुरूवात करणार.

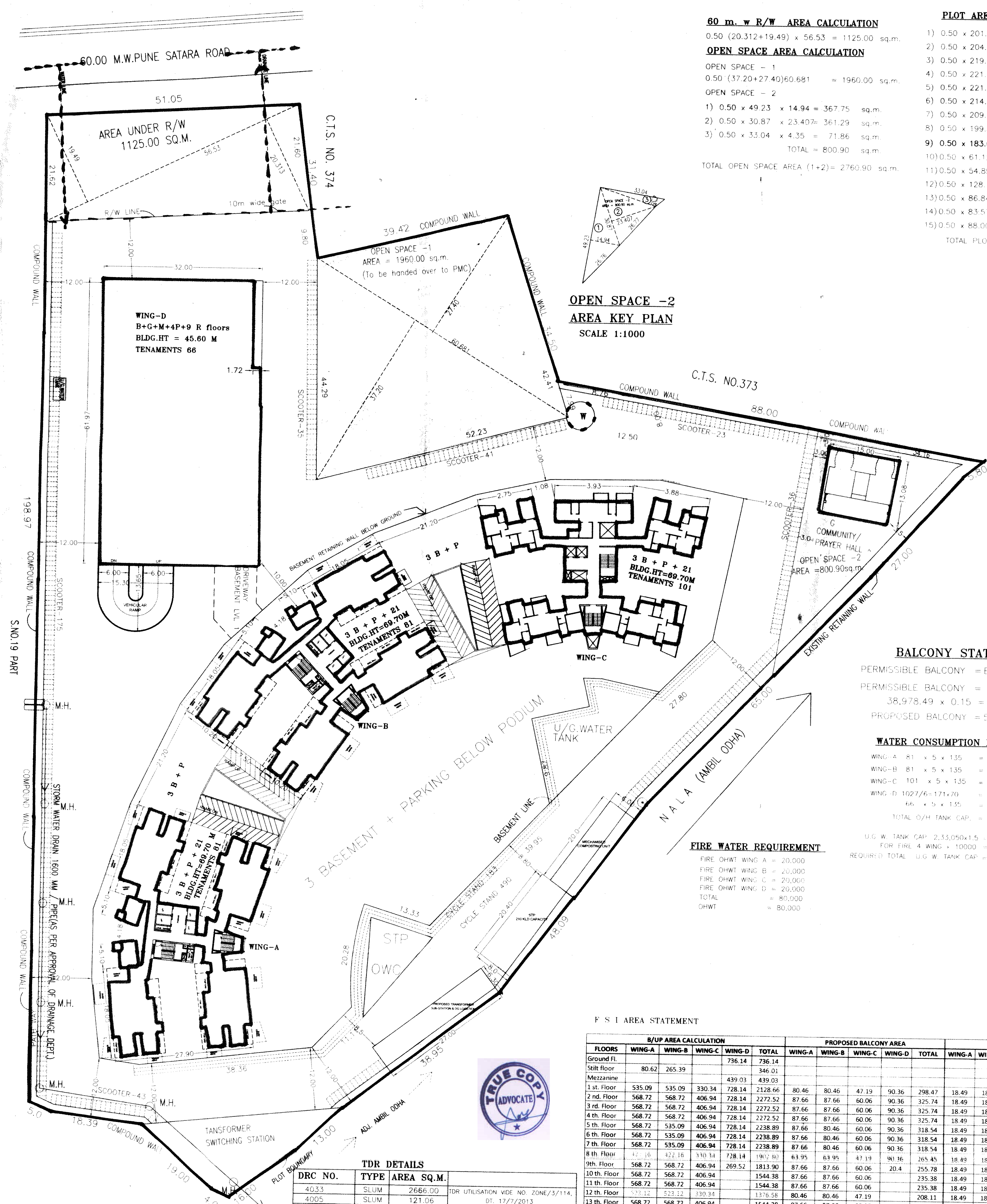
१८. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
१९. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व धकबाकी रकम पूर्णपणे भरणार.
२१. अंशतः भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेन्सिटी बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनियरचा दाखला (स्टॅबिलिटी सर्टीफिकेट) दाखल करणार.



Kiran S Kalshetti
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

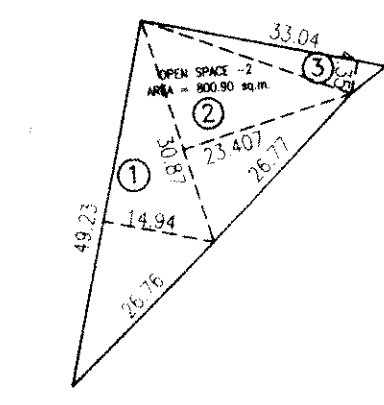



Balu D Machale
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

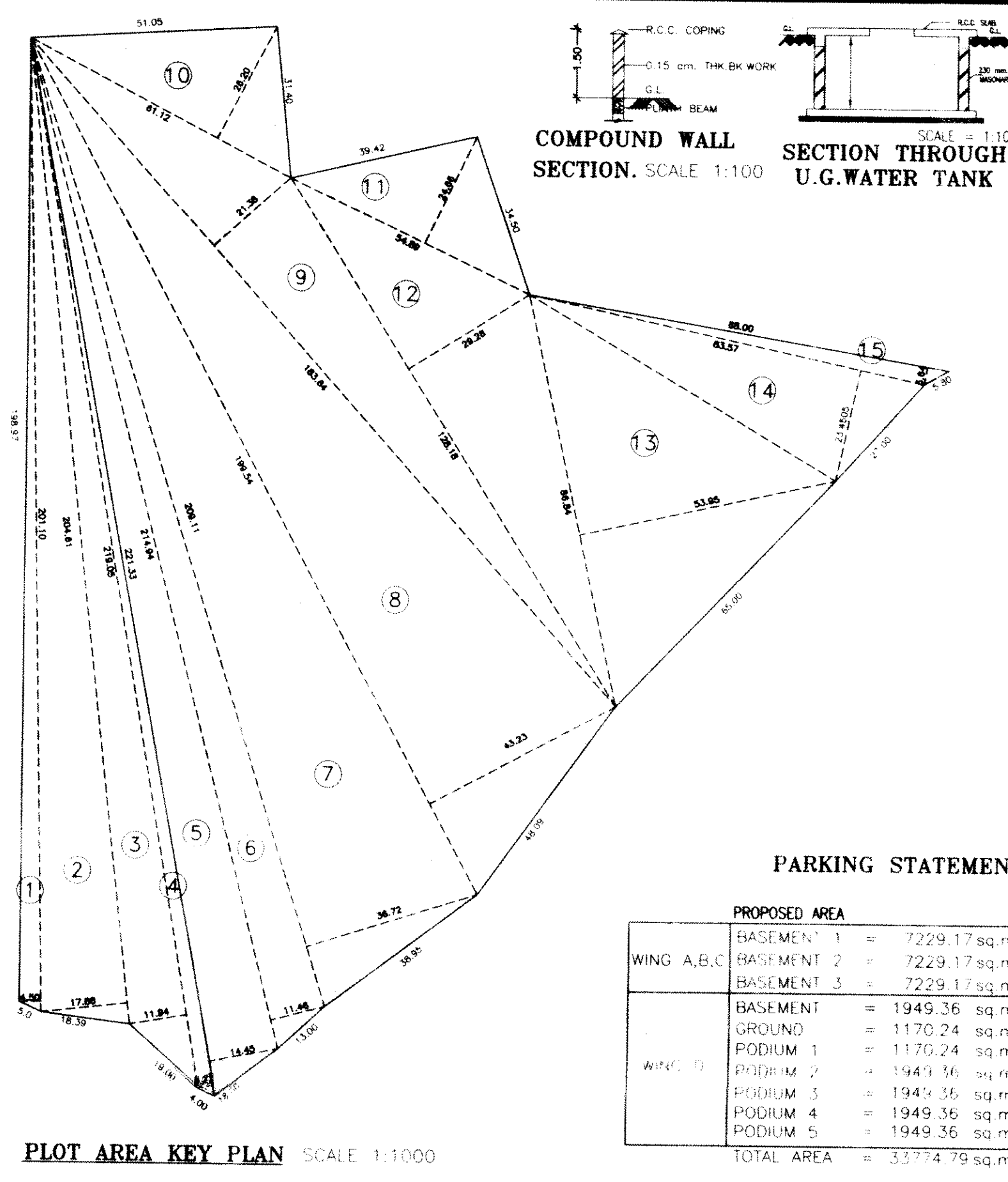


60 m. w R/W AREA CALCULATION
 0.50 (20.312+19.49) x 56.53 = 1125.00 sq.m.
OPEN SPACE AREA CALCULATION
 OPEN SPACE - 1
 0.50 (37.20+27.40)60.681 = 1960.00 sq.m.
 OPEN SPACE - 2
 1) 0.50 x 49.23 x 14.94 = 367.75 sq.m.
 2) 0.50 x 30.87 x 23.407 = 361.29 sq.m.
 3) 0.50 x 33.04 x 4.35 = 71.86 sq.m.
 TOTAL = 800.90 sq.m.
 TOTAL OPEN SPACE AREA (1+2) = 2760.90 sq.m.

PLOT AREA CALCULATION
 1) 0.50 x 201.10 x 4.50 = 452.48 sq.m.
 2) 0.50 x 204.61 x 17.88 = 1829.21 sq.m.
 3) 0.50 x 219.05 x 11.94 = 1307.73 sq.m.
 4) 0.50 x 221.33 x 3.27 = 361.87 sq.m.
 5) 0.50 x 221.33 x 14.45 = 1599.11 sq.m.
 6) 0.50 x 214.94 x 11.46 = 1231.61 sq.m.
 7) 0.50 x 209.11 x 36.72 = 3839.26 sq.m.
 8) 0.50 x 199.54 x 43.23 = 4313.05 sq.m.
 9) 0.50 x 183.64 x 21.38 = 1963.11 sq.m.
 10) 0.50 x 61.12 x 26.20 = 800.67 sq.m.
 11) 0.50 x 54.89 x 24.66 = 676.79 sq.m.
 12) 0.50 x 128.18 x 29.28 = 1876.56 sq.m.
 13) 0.50 x 86.84 x 53.95 = 2342.51 sq.m.
 14) 0.50 x 83.57 x 23.4505 = 979.88 sq.m.
 15) 0.50 x 88.00 x 7.64 = 160.16 sq.m.
 TOTAL PLOT AREA = 2314.00 sq.m.



OPEN SPACE - 2 AREA KEY PLAN
 SCALE 1:1000



50% PARKING COVERAGE AREA STATEMENT
 PERMISSIBLE COVERAGE 50% OF 19748.10 sq.m.
 = 9874.05 sq.m.
 PROPOSED GR. COVERAGE (BASEMENT 1+D)
 7229.17 + 1949.36 = 9178.53 sq.m.

GROUND COVERAGE AREA CALCULATION
 BLDG - A & B
 SECOND FLOOR B/UP AREA = 568.75 sq.m.
 ADD 2nd FLOOR TERRACE AREA = 125.25 sq.m.
 ADD 3rd FLOOR TERRACE AREA = 86.82 sq.m.
 TOTAL = 780.82 sq.m.
 BLDG - A & B (780.82 x 2) = 1561.64 sq.m.
 BLDG - C
 SECOND FLOOR B/UP AREA = 406.94 sq.m.
 ADD 2nd FLOOR TERRACE AREA = 134.39 sq.m.
 ADD 3rd FLOOR TERRACE AREA = 88.59 sq.m.
 TOTAL = 629.92 sq.m.
 BLDG - D
 TOTAL GR. COVERAGE = 2927.70 sq.m.

BALCONY STATEMENT
 PERMISSIBLE BALCONY = B/UP AREA x 0.15
 PERMISSIBLE BALCONY = 38,978.49 x 0.15 = 5846.78 sq.m.
 PROPOSED BALCONY = 5476.48 sq.m.

WATER CONSUMPTION PER DAY
 WING-A 81 x 5 x 135 = 54675 LITS.
 WING-B 81 x 5 x 135 = 54675 LITS.
 WING-C 101 x 5 x 135 = 67175 LITS.
 WING-D 1027/6-121/70 = 11970 LITS.
 66 x 5 x 135 = 44550 LITS.
 TOTAL O/H TANK CAP. = 2,33,050 LITS.
 U.G.W. TANK CAP. 2,33,050 LITS = 5,53,000 LITS.
 FOR FIRE 4 WING x 100000 = 4,00,000 LITS.
 REQUIRED TOTAL U.G.W. TANK CAP. = 5,93,000 LITS.

FIRE WATER REQUIREMENT
 FIRE OHWT WING-A = 20,000
 FIRE OHWT WING-B = 20,000
 FIRE OHWT WING-C = 20,000
 FIRE OHWT WING-D = 20,000
 TOTAL = 80,000
 OHWT = 80,000

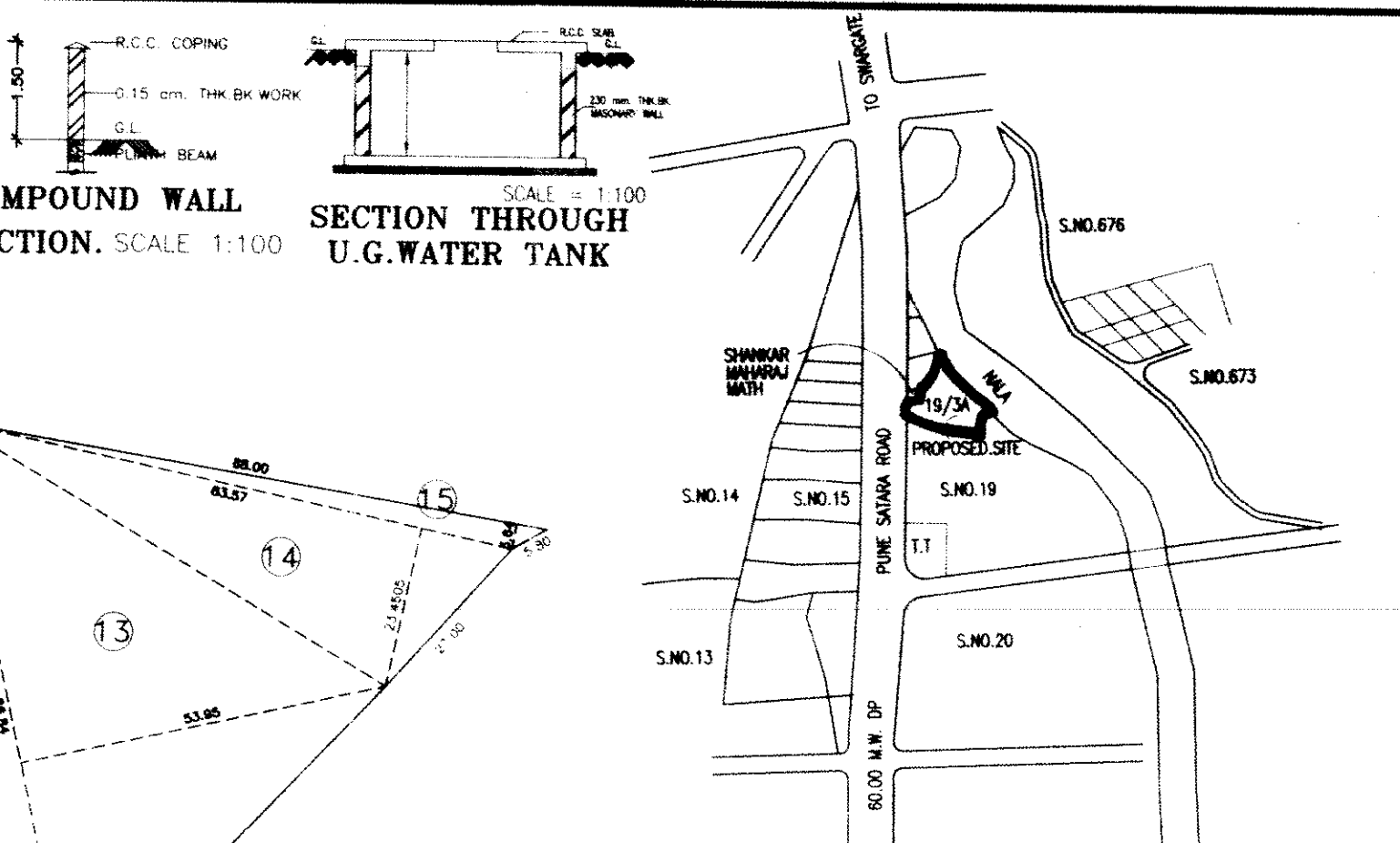
F S 1 AREA STATEMENT

FLOOR	B/UP AREA CALCULATION				PROPOSED BALCONY AREA				STAIRCASE AREA				FIRE STAIRCASE AREA				PASSAGE AREA				TOILET AREA				LOBBY WING D				LIFT AREA						
	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D	TOTAL	WING-A	WING-B	WING-C	WING-D						
Ground Fl.	80.62	265.39		736.14	736.14																														
1st Floor	535.09	535.09	330.34	728.14	2128.66	80.46	80.46	47.19	90.36	298.47	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
2nd Floor	568.72	568.72	406.94	728.14	2272.52	87.66	87.66	60.06	90.36	325.74	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
3rd Floor	568.72	568.72	406.94	728.14	2272.52	87.66	87.66	60.06	90.36	325.74	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
4th Floor	568.72	568.72	406.94	728.14	2272.52	87.66	87.66	60.06	90.36	325.74	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
5th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
6th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
7th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
8th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
9th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
10th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
11th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
12th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
13th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
14th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
15th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
16th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
17th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
18th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
19th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
20th Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
21st Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45	55.43	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86													
TOTAL	11692.73	11776.61	8239.34	7269.81	38979.48	1772.51	1750.91	1209.78	743.28	5476.48	419.37	419.37	387.45	32.01	1258.20	402.15	402.15	383.67	226.8	1414.77	1861.03	1861.03	2097.06	0	5819.12	61.74	61.74	38.96	162.44	210.00	19.12	19.12	13.82	28.75	80.81

SCALE 1 : 400
LAY-OUT OF BUILDINGS

TDR DETAILS

DRC NO.	TYPE	AREA SQ.M.
4033	SUM	2666.00
4005	SUM	121.06
4303	SUM	7027.16
4303	AMINITY	2722.84
5064	AMINITY	4032.78
5162	AMINITY	1800
5163	AMINITY	1800
5164	AMINITY	1800
5165	AMINITY	2062.08
TOTAL		7452.08
TOTAL		18051.92



PARKING STATEMENT

WING	TENEMENT SIZE	PERMISSIBLE NO. OF CAR	NO. OF CAR	NO. OF SCOOTER	NO. OF CYCLE
WING-A	80 to 150 sq.m.	2-2-2	79	158	158
WING-B	80 to 150 sq.m.	2-2-2	79	158	158
WING-C	80 to 150 sq.m.	2-2-2	101	202	202
WING-D	80 to 150 sq.m.	2-2-2	66	132	132
VISITORS			689/55-35		
TOTAL NO.			724	1439	1439
TOTAL REQUIRED AREA			9050.00	2078	685.00
TOTAL PROPOSED AREA			909 x 12.50	1050 x 2.00	691 x 1.00
TOTAL AREA			11362.50	2100	691.00
TOTAL AREA			14,153.50 SQ.M.		

TERRACE AREA CALCULATION

FLOORS	WING-A	WING-B	WING-C	WING-D	TOTAL
Ground Fl.					0
1st Floor	125.25	125.25	122.76	122.14	495.40
2nd Floor	120.02	120.02	134.39	122.14	496.57
3rd Floor	86.82	86.82	88.59	122.14	384.37
4th Floor	82.86	82.86	69.47	122.14	357.33
5th Floor	86.82	86.82	88.59	122.14	384.37
6th Floor	82.86	82.86	69.47	122.14	357.33
7th Floor	86.82	86.82	88.59	122.14	384.37
8th Floor	135.99	152.33	119.29	122.14	529.75
9th Floor	86.82	86.82	88.59	25.59	287.82
10th Floor	99.38	99.38	69.47		268.23
11th Floor	137.88	137.88	88.59		364.35
12th Floor	99.38	99.38	69.47		206.65
13th Floor	86.82	86.82	88.59		262.23
14th Floor	99.38	99.38	69.47		268.23
15th Floor	86.82	86.82	88.59		262.23
16th Floor	99.38	99.38	69.47		268.23
17th Floor	137.88	137.88	88.59		364.35
18th Floor			69.47		20



Office of the Chief Fire Officer

Pune Municipal Corporation

Out W.No : FB/ 1633

Date : 9/11/2020

(375/2011)

To,
Sunil Chinchawade Architects,
Sadhu Vaswani Road, Pune.

**Sub :- PART Final Fire NOC for the building at CTS.No. 373(Pt), 375, 376, 377(Pt),
378(Pt), S.No.19A/3A, Dhankawadi, Satara Road, Pune.
(For Building C – Part Height 35.60 Mtrs, Built Up area – 3916.20 Sq.Mtrs Only)**

Ref :- Your Office letter Dt.04.11.2020.

Sir,

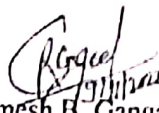
As per your request, visited the proposed site along with Mr. M.Jadhav on Dt.04.11. 2020 and tested the Hydrant system, Hose Reel system with equipments and portable fire extinguishers suggested in Provisional N.O.C. issued vide No. FB/1965, Dt.13.08.2015 issued by Fire Department.


The suggestions made in Provisional N.O.C. are carried out to my satisfaction and I have No Objection to use the above said part of the building for proposed purpose. Annual Fee is paid by challan No.21966, Dt. 05.11.2020, Rs. 5,250/- M/s. Sumeet Fire Engineers Pvt.Ltd., Pune has submitted the "FORM A" to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention & Life Safety Measures Act 2006.

The fire fighting equipments and systems installed in the building should be maintained in high efficiency state and in proper working order at all time during the use of the building by owner or occupier. It will be your responsibility to get the yearly renewal of this Fire NOC after due inspection from the Fire Brigade authorities. The maintenance work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the licence contractor is available on www.maharashtrafireservices.org.

Name of the person, owner, responsible for the building maintenance should be informed to this office. Fire protection system provided in the building should not be removed from the building for any reason.

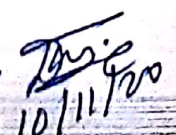
This PART Final No objection is subjected to any other conditions laid by any other department.


(Ramesh B. Gangad)
Assi. Divisional Officer
Fire Brigade Dept., PMC


(Prashant D. Rampise)
Chief Fire Officer
Pune Municipal Corporation

Copy to : Dy. Engincer (B.C.), PMC.

original 2 copies received
Mr. Dharamrao Dongraje }
9763726100


10/11/20



Office of the Chief Fire Officer
Pune Municipal Corporation

Out W.No : FB/ 654
Date : 02/06/2021

(375 / 2011)

To,
Sunil Chinchawade Architects,
Sadhu Vaswani Road, Pune.

Sub :- Final Fire NOC for the building at CTS.No. 373(Pt), 375, 376, 377(Pt), 378(Pt), S.No.19A/3A, Dhankawadi, Satara Road, Pune. (For Building C Only)

Ref :- Your Office letter Dt.05.04.2021.

Sir,

As per your request, visited the proposed site along with Mr. M.Jadhav on Dt.05.05.2021 and tested the Hydrant system, Hose Reel system with equipments and portable fire extinguishers suggested in Provisional N.O.C. issued vide No. FB/1965, Dt.13.08.2015 issued by Fire Department.

The suggestions made in Provisional N.O.C. are carried out to my satisfaction and I have No Objection to use the building for proposed purpose. Annual Fee is paid by challan No.29989, Dt.25.05.2021, Rs. 1050/- M/s. Sumeet Fire Engineers Pvt.Ltd., Pune has submitted the "FORM A" to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention & Life Safety Measures Act 2006.

The fire fighting equipments and systems installed in the building should be maintained in high efficiency state and in proper working order at all time during the use of the building by owner or occupier. It will be owner's or occupier's responsibility to get the yearly renewal of this Fire NOC after due inspection from the Fire Brigade authorities. The maintenance work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the licence contractor is available on www.maharashtrafireservices.org.

Name of the person, owner, responsible for the building maintenance should be informed to this office. Fire protection system provided in the building should not be removed from the building for any reason.

This Final No objection is subjected to any other conditions laid by any other department.

Prabhakar S. Umratkar
02/06/2021
(Prabhakar S.Umratkar)
Station Duty Officer
Fire Brigade Dept., PMC.

Prashant D. Ranpise
(Prashant D. Ranpise)
Chief Fire Officer
Pune Municipal Corporation

Copy to : Dy. Engineer (B.C.), PMC.



(375 / 2011)

Office of the Chief Fire Officer
Pune Municipal Corporation

Out W.No : FB/ 2284

Date : 11/9/18

B 5.3

To,
Sunil Chinchawade Architects,
Sadhu Vaswani Road, Pune.

Sub :- Final Fire NOC for the Building at CTS. No. 373(PT), 375, 376, 377(PT), 378(PT).
S.No. 19A/3a, Dhankawadi, Satarat Road, Pune. (For Wings A & B Only)

Ref :- Your Office letter Dt.27.03.2018.

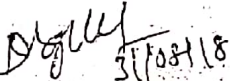
As per your above referred request letter, visited the proposed site along with Mr. Mohan Jadhav on Dt.30.08.2018 and tested the Hydrant system, Hose Reel system with equipments portable fire extinguishers and all type of fire fighting system suggested in Provisional N.O.C.FB/2181, Dt.27.03.2018 issued by Fire Department.


The suggestions made in Provisional N.O.C. are carried out to my satisfaction and I have No Objection to use the building for proposed purpose. M/s. Sumit Fire Enginners Pvt.Ltd., Pune has submitted the "FORM A" to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention & Life Safety Measures Act 2006.

The fire fighting equipments and systems installed in the building should be maintained in high efficiency state and in proper working order at all time during the use of the building by owner or occupier. It will be your responsibility to get the yearly renewal of this Fire NOC after due inspection from the Fire Brigade authorities. The maintenance work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the licence contractor is available on www.maharashtrafireservices.org.

Name of the person, owner, responsible for the building maintenance should be informed to this office. Fire protection system provided in the building should not be removed from the building for any reason.

This Final No Objection is subjected to any other conditions laid by any other department.


(Dattatray N. Nagalkar)
Assi. Divisional Fire Officer.
Pune Municipal Corporation


(Prashant D. Rampise)
Chief Fire Officer
Pune Municipal Corporation

Copy to : Dy. Engineer (B.C.)
Pune Municipal Corporation.



Office of the Chief Fire Officer

Pune Municipal Corporation

Out W.No : FB/ 2840

Date : 3/11/2021

(375 / 2011)

To,
Sunil Chinchwade Architects,
7, Sadhu Vaswani Road, Pune.

Sub :-Re- Revised Provisional Fire NOC for proposed building at CTS.No. 373(P), 375, 376, 377(P), 378(P), S.No. 19A/3A, Dhankawadi,Satara Road, Pune.(For Wing D Only)

Ref :- Your Office letter Dt.08.09.2021.

As per your request, visited the proposed site with your representative Mr. Mohan Jadhav on Dt.18.10.2021 & discussed with him regarding the fire protection system to be installed in the proposed building.

1. Construction of the building is in progress.
2. Motorable road is shown for the site on the plans submitted to this office.
3. Two staircases will be provided for the building as per plan submitted to this office.
4. Four lifts will be provided for the building as per submitted plan & one of them should be a stretcher lift as per NBC 2016.
5. Building will be use for Mixed (store in besment, shops on ground & podium level 1, residence on 1st to 8th floors purpose only .
6. Parking will be provided at ground floor + podium 1 to podium 6 as per submitted to this office.
7. Height of the proposed building will be 45.74 Mtrs. Only.
8. Fire premium is paid by challan No 1) 150649, Dt. 9.06.2011, Rs. 9,02,500/-
2) 22279,, Dt.27.06.2012, Rs.16,25,000/-
3) 049929, Dt. 30.05.2019, Rs. 16,92,100/-
4) 05293, Dt. 26.10.2021, Rs. 1,53,900/-
9. Fire service & annual fees are paid by challan No.1) 22280, Dt.27.06.2012, Rs.1,58,000/-
2) 049930, Dt. 30.05.2019, Rs. 9,97,700/-
3) 05294, Dt. 26.10.2021, Rs. 34,350/-
10. Fire Infrastructure charges are paid by challan No. 1) 150650, Dt. 9.06.2011, Rs. 1,51,500/-
2) 22281, Dt.27.06.2012, Rs.2,35,250/-
3) 31067, Dt. 29.07.2015, Rs. 32,500/-
3) 049931, Dt. 30.05.2019, Rs. 59,0,30/-
4) 05295, Dt. 26.10.2021, Rs. 14,400/-
11. Total plot area is 23734.00 Sq. Mtrs. and total built-up area will be 9956.03 Sq.Mtrs.

Considering the above, this office has No objection to construct the building as proposed subject to the compliance of following fire prevention & fire protection systems in the building.

- 1 The plans of the proposed building should be approved by the competent authority of PMC.
- 2 The building completion certificate & drainage completion certificate should be obtained from Building Department of competent authority. Completion certificate shall be issued subject to "Final No-Objection Certificate" from this department.
- 3 The internal roads, podiums, ramps shall be able to with stand the load of minimum 45 tons upto building height 70 Mtrs. and minimum 50 tons for building height more than 70 Mtrs.
- 4 Proper roads in the premises is sufficient provided for easy mobility of the Fire Brigade Appliance & marginal spaces should be kept free from obstructions all the time.
- 5 All fire fighting equipments to be installed as per National Building code of India 2016, D.C. Rule must be strictly confirming to relevant I.S. specification.
- 6 Fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
- 7 Emergency Telephone numbers like "Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons" should be displayed in security cabin, Reception & lobbies, passages of the buildings.
- 8 It shall be ensured that security staff & every employee of the building are trained in handling fire fighting equipments & fire fighting.
- 9 Cautionary boards such as "DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "EXTINGUISHER", "HYDRANT", MANUAL CALL POINT" etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in darkness.
- 10 The Fire drill & Evacuation drill (Mock Drill) should be planed & conducted after every six months and the instruction should be given to the entire staff minimum four times in a year.

-: 2 :-

11. Twice in a year service auditing should be carried out for the building.
12. Staircase shall always be kept in sound operable condition. Emergency lighting arrangements shall be provided in fire escape.
13. Well equipped fire control room shall be provided on the ground floor /Entrance gate of the building & a qualified Fire Officer from "National Fire Service College, Nagpur shall be employed to maintain the all fire prevention & protection arrangements provided to various building in the campus.
14. Interconnectivity between firewater tank & Domestic water tank shall be provided with isolation valve which to be kept normally in close position so that during emergency the stored water in domestic water tank can be utilized for fire fighting.
15. Fire Escape Staircase shall be directly connected to the ground Fire escape constructed of M.S. angels is not permitted. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
16. Emergency lights shall be provided in all the staircases & corridors, Passageways, Gangways etc
17. Transformer should not be installed in the basement or any upper floors; it should be outside the building. Installation should be done in accordance with relevant norms.
18. The inspection panel doors and any other opening in the shaft shall be provided with proper mechanism having the fire resistance of not less than two hours.
19. If the "No Objection Certificate" for height clearance of the building will be applicable as per the Notification Dt. 30th September 2015 from "Ministry of Civil Aviation, Govt. Of India", it should be obtained by from Aviation Authorities.
20. Proper roads around the building should be provided for easy mobility of fire Brigade Appliance for carrying out fire fighting and rescue operations & marginal spaces as per D.C. Rules should be kept free from obstructions all the time.
21. The basement and upper floors should be separated with proper 2 hrs. fire resistance wall and 2 hrs. fire resistance doors. The staircase provided in high rise building should be pressurized and provided with self closing fire doors of 2 hours fire resistance.
22. Refuge area should be provided to the building on a floor immediate floor after Height 24.00 Mtrs. & 39 Mtrs. Location of the refuge area should be got approved from Chief Fire officer. Refuge area should be on the front side & should be easily accessible for fire brigade vehicles. If the refuge area will be inside the floor, it should be properly marked as "REFUGE AREA"& easily visible from ground level. Refuge area should be protected with proper fire fighting & life safety system / equipments suggested in the National Building Code of India 2016 & DCPR 2017.
23. Fire rated low smoke cables (as per NBC 2017) shall be used for all type of installations in the building.
24. Dedicated fire duct to be provided with this appropriate size as per mentioned in NBC 2017.
25. If the glass will be use for the outside of the building with paneling, it should be fire resistance conforming with the provisions of IS 1642:1989, NFPA 285, NBC 2016 or should be protected with automatic drencher system to prevent fire & smoke.
26. In future, if the height / structure of the building will be increased / modified more than mentioned height / structure in this NOC, all the conditions from D.C. Rules of PMC & NBC 2016 will be applicable as it is for the future proposed height/structure. This office will not given any type of concession in the conditions for the future height/structure of the said building.

Exit Requirement :

1. An exit may be doorway, corridor, Passageway(s) to an internal staircase or external staircase, or to a verandah or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit landing to an adjoining building at the same level.
2. free of all obstructions or impediments to full use in the case of fire or other emergency.
3. Exists shall be clearly visible and the route to reach the exists shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be self illuminated type / fluorescent type without electricity.
4. To prevent spread of fire and smoke, fire doors with 2 hours fire resistance shall be provided at appropriate places along the escape routes and particularly at the entrance to lift lobby and stair well where a funnel or flue effect may be created inducing an upward spread of fire.
5. All exists shall provide continuous means of egress to the exterior of a building or to an exterior open spaces leading to the street or through a ground floor lobby which should be fire rated.

Staircase Design Requirement:

1. Minimum headroom in passage under the landing of a staircase and under the staircase shall be 2.2 Mtrs.
2. Access to main staircase shall be through a fire / smoke check door of a min. 2 hrs fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases.
4. The main and external staircase shall be continuous from ground floor to the terrace level.

5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases Lifts shall not open in staircases.
6. All the staircases shall be provided with mechanical pressurization devices, which will inject the air into staircase, lobbies or corridors to raise their pressure slightly above the pressure in adjacent parts of the building so the entry of toxic gases or smoke in to the escape routes is prevented.

External Staircase or Fire Escape Staircase:-

1. Fire escape constructed of M.S. Angles, wood or glass is not permitted.
2. Staircase shall always be kept in sound operable conditions.
3. Fire Escape Staircase shall be directly connected to the ground floor. Fire escape should remote at ground level and person should come from this shall be go in open to sky.
4. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
5. Care shall be taken to ensure that no wall opening or window open on or close to pressurize fire escape staircase.
6. The route to the external staircase shall be free of obstruction at all times.
7. The Fire Escape stairs shall be constructed of noncombustible materials, and any doorways leading to it shall have the required fire resistance.
8. Not more than 45 Degree from the horizontal.
9. Fire Staircase shall have straight flight not less than 125 c.m. wide as per letter Dt.28.05.2021 with 25 c.m treads and risers not more than 19 c.m. The number of risers shall limited to 15 per flight
10. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.
11. The width of the staircase should be maintained as per D.C.P. Rule of PMC & NBC 2016 for all staircases. Fire staircases in the building shall be provided with pressurization devices. In this method air is injected to the staircases, lobbies, corridors, to raise their pressure slightly above the pressure in the adjacent part of the building. This will prevent ingress of smoke or toxic gases into the escape routes. The pressurization devices shall be integrated with the smoke & heat detection system. The device should operate automatically after the smoke, heat, etc. is detected by the automatic addressable detection system.
12. Fire staircase doors on every floor shall be provided with two hours fire resistive doors having panic bars.

Staircase Enclosures:-

1. The external enclosing walls of the staircase shall be having the fire resistance of not less than two hours. All enclosed staircase shall have access through self closing door of one hour fire resistance.
2. The staircase enclosure on the external wall of the building shall be ventilated to the atmosphere at each landing.
3. Permanent vent at the top equal to the 5% of the cross section area of the enclosure and open able sashes at each floor level with area equal to 1 to 15% of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 meter above the surrounding roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing a positive pressure of 5 mm w.g. by an electrically operated blower/blower shall be maintained.
4. The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/ sprinkler system and be provided with manual operation facilities.

Pressurization of Staircases (Protected Escape Routes):

1. Though in normal building design compartmentation plays a vital part in limiting the spread of fire, smoke will readily spread to adjacent spaces through the vertical leakages opening in the compartment enclosure, such as cracks, opening around pipes ducts, airflow grills and doors, as perfect sealing of all these opening is not possible. It is smoke and toxic gases, rather than flame, that will initially obstruct the free movement of occupants of the building through the means of escape (Escape Routes) Hence the exclusion of smoke and toxic gases from the protected routs is of great importance.
2. Pressurization is the method adopted for protected escape routs against ingress of smoke, especially in high rise building. In pressurization, air is injected into the staircases, lobbies or corridors, to raise their pressures slightly above the pressure in adjacent parts of the building. As a result, ingress of smoke or toxic gases into the escape routes will be prevented. The pressurization of staircases shall be adopted for high rise building and building having mixed occupancy.

3. **The pressure difference for staircases shall be as under :**

Building height	Pressure Difference	
	Reduced operation (Stage 1 of a 2 Stage System)	Emergency Operations (Stage 2 of a 2 stage systems or Single Stage System)
15m or Above	15 Pa	50 Pa

It is possible the same levels shall be used for lobbies and corridors but levels slightly lower may be used for these if desired. The difference in pressurization levels between staircase and lobbies (or corridors) shall not be greater than 5 Pa.

4. **Pressurization system may be of two types:-**

- a. Single Stage, designed for operation only in event of an emergency, and
- b. Two stage; where normally a level of pressurization is maintained in the protected escape routes and an increases level of pressurization can be brought into operation in an emergency.

LIFT ENCLOSURES:

1. The walls enclosing lift bank shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 18 c.m. (0.2 sq.m.) in clear area.
3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room (if motor room will provide)
4. Landing doors in lift enclosures shall open in the ventilated corridor/ lobby & shall have fire resistance of not less than one hour.
5. Lift landing doors shall have fire resistance of not less than one hour. Arrangement for number of fire lifts with proper fire resistance should be done as per guideline of NBC 2016.
6. For the building 15 meters and above in height, collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least one hour.
7. If the lift shaft and lobby is in the core of the building a positive pressure between 25 and 30 pa shall be maintained in the lobby and a possible pressure of 50 pa shall be maintained in the lift shaft. The mechanism for the pressurization shall act automatically with the fire alarm / sprinkler system and it shall be possible to operate this mechanically also. (Not required for the exterior lift lobby)
8. Exit from the lift lobby, if located in the core of the building shall be through a self closing fire smoke check door of one hour fire resistance.
9. Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall be pressurized as mention above with self closing doors.
10. The lift machine room shall be separate and no other machinery shall be installed therein.
11. Ground switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.
12. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.
13. Suitable arrangements such as providing slope in the floor of the lift lobby shall be made to prevent water used during fire fighting etc. at landing from entering the lift shaft or providing threshold at the lift entrance or provision shall be done as per guideline on NBC 2017 .
14. A Sign shall be posted & maintained on every floor at or near lift indicating that in case of fire occupants shall use the stairs unless instructed by otherwise. The sign shall also contain a plan for each floor showing the locations of the stairway.
15. Alternate source of supply shall be provided for all the lifts through a manually operated change over switch.

FIRE LIFTS: (For High Rise Buildings)

1. To enable the fire service personnel to reach the upper floors with minimum delay, one fire lift per 1200 Sq. Mtrs. of floor area shall be provided and shall be available exclusive use of the fireman in an emergency.
2. The lift shall have floor area not less than 1.4 Sq. Mtrs. It shall loading capacity of not less than 545 Kg (8 person Lift) with automatic closing doors of minimum 0.8 m width.
3. The electrical supply shall be on separate service from electric mains in a building and the cables run in a safe route from fire that is within the lift shaft Lights & Fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volts supply.

4. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. This change over of supply could be done through manually operated changeover switch. Alternatively the lift shall be so wired that in case of power failure, it comes down at ground level and comes to stand still with door open.
5. The operation of lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is **ON**, landing call points will become inoperative & the lift will be on car control or on a priority control device. When the switch is **OFF**, the lift will return to normal working. This lift can be used by the occupants in normal times.
6. The words "**Fire Lift**" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor levels.
7. The speed of the fire lift shall be such that it can reach topmost floor from ground level in 1 Minute.
8. In Multi Storied and high-rise buildings more than 36 Mtrs. in height, one stretcher lift should be installed.

SERVICE DUCTS /REFUGE CHUTE :

1. Service duct shall be enclosed by walls and doors, if any of two hours fire rating. If ducts are larger than 10 Sq. Meters the floor should seal them, but provided suitable opening for the pipes to pass through with the gaps sealed.
2. A vent opening at the top of the service shaft shall be provided between on fourth and on half of the area of the shaft. Refuge chutes shall have an outlet at least wall of non combustibile material with fire resistance of not less than two hours. They shall not be located within the staircase enclosure or service shafts or air conditioning shafts. Inspection panel and door shall be tight fitting with one hour fire resistance, the chutes should be as far away as possible from exists.

ELECTRICAL SERVICES :

1. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct. Low & medium voltage wiring running in shaft & false ceiling shall run in separate conduit.
2. Water mains, telephones lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables, use of bus ducts /solid rising mains instead of cables shall be preferred.
3. Separate circuits for water pumps, lift, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the other. Such circuits shall be protected at the origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service shall be clearly labeled.
4. The inspection panel doors and any other opening in the shaft shall be provided with air thigh fire doors having the fire resistance of not less than **one hour**.
5. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit or min. 2 hrs. fire retardant PVC Conduit. Any 230 Volt wiring for lighting or other services, above false ceiling, shall have 660 Volt grade insulation. The false ceiling including all fixtures for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling.
6. An independent & well- ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from service & alternative supply cables. The doors provided for the service room shall have fire resistance of not less than **two hours**. If service room is located at the first basement, it should have automatic fire extinguishing systems.
7. Suitable circuit breakers shall be provided at the appropriate points.

Staircase and Corridor Lighting:

- a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so to avoid replacement of fuse in case of crisis.
- b) Staircase and corridor lighting shall also be connected to alternate source of supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains.
- c) Suitable arrangement shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the source of supply simultaneously. Double throw switch shall install in the service room for terminating the stand by supply.

-: 6 :-

- d) Emergency lights shall be provided in the staircase/corridor.
- e) All wires & other accessories used for emergency lights shall have fire retardant property.
- f) A Stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans & blowers, smoke extraction and damper system in case of failure of normal electric supply. The generator shall be capable of taking staling current of all the machines & circuits stated above simultaneously. It the stand-by pump is driven by diesel engine, the generator supply need to be connected to the stand-by pump or parallel HV/LV supply from a separate sub station shall be provided with appropriate transformer for emergency. If this arrangement is provided then the arrangement of generator is not mandatory.

Emergency and Escape lighting.

1. Emergency lighting shall be powered from a source independent of that supplying the normal lighting.
2. Escape lighting shall be capable of
 - A. Indicating clearly and unambiguously the escape routes.
 - B. Providing adequate illumination along such routes to allow safe movement of persons towards and through the exists.
 - C. Ensuring that fire alarm call points and fire fighting equipments providing along the escape routes can be readily located.
3. The horizontal luminance at floor level on the centerline of an escape route shall be not less than 10 lux. In addition , for escape routes up to 2 m wide, 50 percent of the route width shall be lit to a minimum of 5 lux.
4. The emergency lighting shall be provided to be put on within 1 hours of the failure of the normal lighting supply.
5. Escape lighting luminaries should be sited to cover the following locations
 - a) Near each intersection of corridors
 - b) At each exit door
 - c) Near each change of direction in the escape rout
 - d) Near each staircase so that each flight of staircase receives direct light.
 - e) Near any other change of floor level.
 - f) Outside each final exit and close to it.
 - g) Near each fire alarm call point.
 - h) Near fire fighting equipment, and
 - i) To illuminate exit and safety sign as required by the fire department.
6. Emergency lighting systems shall be designed to ensure that a fault or failure in any one luminaries doe not further reduce the effectiveness of the system.
7. The luminaries shall be mounted as low as possible but at least 2 Mtrs. above the floor level.
8. Signs are required at all exits emergency exits and escape routes. Which Should comply with the graphic requirements of the relevant Indian Standard
9. Emergency lighting luminaries and their fitting shall be of non Flammable type or 2hrs. fire rated.
10. It is essential that the wiring and installing of the emergency lighting system are of high quality so as to ensure their perfect serviceability at all times
11. The emergency fighting system shall be capable of continuous operation For a minimum duration of 1 hour and 30 minutes even for the smallest premises.
12. The emergency lighting system shall be well maintained by periodical Inspections and tests so as to ensure their perfect serviceability at all times.

Illumination of Means of Exit : Staircase and corridor lights shall confirm to the following.

- a) The staircase and corridor lighting shall be on separate circuit and shall be Independently connected so that it could be operated by one switch Installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points. if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crises.
- b) Staircase and corridor lighting shall may be connected to alternative supply The alternative source of supply may be provided by battery continuously trickle charges from the electrical mains: and
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installing in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the sand by supply.

AIR – CONDITIONING:

- a) Air conditioning system should be installed and maintained so as to Minimize the danger of spread of fire smoke and fumes thereby from one floor of fire area to another or from outside into any occupied building or structure.
- b) Air conditioning systems circulating air to more than one floor area should be provided with dampers designed to closed automatically in case of fire and thereby prevent spread of fire or smoke. Such a system should also be arranged with automatic controls to stop fans in case of fire, Unless arranged to remove smoke from a fire in which case these should be designed to remain in operation.
- c) Air conditioning system serving large places of assembly (over one thousand persons) should be provided with effective means for preventing circulation of smoke through the system in the case of fire air insufficient heat to actual heart sensitive devices controlling fans or Dampers. Such means shall consist of approved effective sensitive control.(if applicable)

Air Conditioning Should Confirm to the Following :-

1. Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage
2. The ducting shall be constructed for substantial gauge metal in Accordance with IS:655-1963 (Revised)
3. Wherever the ducts pass through firewalls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos Rope vermiculite concrete, glass wool etc.
4. Where ducts crosses through a compartment which is fire rated the ducts shall be fire rated for some fire rating. Other service ducts around the ducts work, which may get affected in case of fire temperature raising the ducts shall be insulated.
5. As far as possible, metallic ducts shall be used even for the return air Instead of apace above false ceiling.
6. Where plenum is used for return air passage, ceiling & its fixtures shall be non – combustible material.
7. The materials used for insulating the duct system (inside or outside) shall be non –combustible material. Glass wool shall not be wrapped or secured by any combustible material.
8. The fire dampers shall be capable of operating manually.
9. Air ducts serving main floor area corridors etc. shall not pass through the staircase enclosure.
10. The air handling units shall be separate for each floor & air ducts for every floors shall be separated & in no way inter connected with the ducting with the ducting of any other floor.
11. If the air handling units serves more then one floor, the following conditions shall be completed
 - i) Proper arrangements by way of automatic fire dampers working on smoke detectors or fusible link for isolation all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates the respective air handling units of the air condition system shall automatically be switched off
12. The vertical shaft for treated fresh air shall be of masonry construction
13. The air filters of air handling units shall be of non combustible materials. The A.H.U. room shall not be used for storing any combustible materials.
14. Inspection panels shall be provided in the main turning to facilitate the cleaning of the ducts of accumulated dusts and to obtain access for maintenance of fire dampers.
15. No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclose & protected with non combustible material (glass wool or sunglass with neoprene facing enclosed & wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat

Fire Dampers:

- a) These shall be located in conditioned air ducts/ passages at the following points.
 1. At the fire separation wall
 2. Where ducts /passages enter the central vertical shaft.
 3. Where the ducts pass through floors.
 4. At the inlet of supply air ducts & the return air ducts of each compartment on every floor.
- b) The dampers shall operate automatically and shall simultaneously switch off the air handling fans. Manual operation facilities shall also be provided.

-: 8 :-

- c) Fire /Smoke dampers for smoke extraction shafts for the building more then 24 Mtrs. in height should be provided.
- d) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link:

TRANSFORMER :

1. Installation of the transformer shall be done as per relevant norms of electricity act & NBC 2016.
2. The switchgears shall be housed in a separate room separate from the transformer bays by a fire resisting wall with fire resistance of not less than four hours.
3. The transformers shall be protected by providing proper fire protection
4. A tank of RCC construction of capacity capable of accommodating entire oil from the transformers shall be provided at lower level to collect the oil from the catch pit to the tank shall be of non-combustible construction and shall be provided with a flame-arrestor.(Applicable if oil base transformer will be installed)
5. No grass or shrubs shall be allowed to grow in transformer switchyard.
6. A barbed wired fencing or a compound wall of minimum 1.5 Mtrs. height shall be provided around transformer switchyard & the gate shall be provided for entrance. The gate should be always locked & the keys should be kept with authorized/ responsible person of the company.
7. Danger/ No smoking board shall be displayed at the entrance gate of Transformer switchyard.

BASEMENT :- (If the basement is provided)

1. Automatic sprinkler system should be provided for entire basement. Distance between 2 sprinklers should be maintain 3×4 Mtrs.
2. De watering arrangement should be made in the basement with separate de-watering pumps.
3. Sprinkler pump should be separate and should be interlink with wet riser.
4. Basement should be provided with sufficient no. of staircases as per NBC 2016.
5. The staircase should have at least two hrs. fire resistance. The staircase provided for the upper floors shall not communicate to the basement. Staircase with separate entry from ground floor shall be provided.
6. The alternate power supply should be provided at all basements.
7. Proper mechanical ventilation should be provided in basements.

The provisions for fire fighting & life safety purpose should be provided for the building.

Sr. No	Protection	Requirements	Provision	Remarks
01	Fire Extinguishers for A.B.C. class of fires	Required	As per IS 2190	At strategic Location
02	Hose Reel Hose with jet & spray multipurpose nozzle	Required	Rubber hose preferably yellow fluorescent, 19 mm ID ISI marked, not less than 20.00 Mtrs. (provision should be done as the hose reel hose shall be reach to end point of the floor)	
03	Court Yard hydrant of Ring Hydrant System around Building	Required	Confirming to IS:3844:1989, IS:13039:1991	Spacing at not more than 45.00 Mtrs.
04	Wet Riser cum down comer with delivery hose and nozzle	Required	"C" class ISI marked – 6" dia. Pipeline of Zenith / Jindal / TATA / Surya / APL Apollo / Siddhartha /Bhushan make. (provision should be done as the delivery hose shall be reach to end point of the floor)	
05	Automatic Sprinkler System	Required at basement & all entire floors including corridors, lobbies & passages of the building	Distance should be maintain 3×4 Mtrs. between sprinklers. Confirming to IS:15105:2002	
06	Manually Operated Fire Alarm System.	Required On each floor near each staircase		

Sr. No	Protection	Requirements	Provision	Remarks
07	Automatic Detection & Alarm System with control panel	Required at basement & all floors including, lobbies, corridors & passages of wing A & B only.	Confirming to IS:2189:1999 & IS:11360:1985 & 2175:1988	Addressable Fire alarm & detection system recommend
08	Terrace Tank	Required 20,000 ltrs. for wing A&B only.	Above fire staircase on terrace floor for independent water supply to each wet riser cum down comer for the building.	
09	Underground Static Storage tank	Required 150,000 ltrs. separately each building / wing for fire fighting purpose (Capacity of the U.G. Water tank should be provided as per the guideline of N.B.C. 2016.)		
10	Fire pumps main Pumps on Underground water tank Booster Pumps On terrace level	1 Nos. 2280 lpm Electrical driven for hydrant system 1 Nos. 2280 lpm Electrical driven for sprinkler system 1 No. 2280 lpm Diesel driven 1 No. 180 lpm jockey pump electrical driven 1 No. 900 lpm electrical driven (pressure should be maintain at the farthest point of the for wing A & B). Pumping arrangement & U.G. Tank capacity should be provided as per guideline of NBC 2016.		Positive fire pump suction preferred Pumps of Kirloskar / Crompton / Mather & Platt makes
11	1.Fire Brigade Connection For Static Water Tank (with 4 way) 2.Hydrant Sprinkler Riser System (with 3 way) 3.External hydrant ring main (with 4 way)			Near the entry point of the building.
12	Fire Dampers in AC Ducts	Required	IS:655:1963 specifications for metal air ducts (Revised)	
13	Fire Lift	Required	Required as per guidelines of National Building Code 2016.	
14	Refuge Area	Required	For the building as per D.C. Rules.	
15	Fire Doors	Required at each floor to the staircase and front door of each tenement of the building above 24 Mtrs. height. (tenement not need to provide fire door if fire staircases & lifts shall have pressurization system with fire door)		2 hrs. Fire resistive types with panic bar (Tested by Roorki, A.R.A.I. or I.P.I.R.T.I. only) Confirming to IS: 3614 (Part-1)1966
16	Safety signs & Exit Signs	Florescent type	IS:12349:1988 & IS12407:1988	On all strategic locations
17	Compartmentation of floors	Required	Required as per guideline of National Building Code 2016.	
18	Pressurization system for fire escape staircases / Fire lift – Fire Tower	Required	Required as per NBC 2016	
19	Fire Resistance insulation or sealing of floor or compartment ducts.	Required	Required for limiting the spread of heat & smoke	
20	Emergency Lights	Required		
21	PA System with talk Back Facility	Required		
22	Auto D.G. Backup	Required	Required for all fire safety systems & fire lift	
23	Fire Resistance rating for Glass used for facade	Required	Required as per IS code, NFPA guidelines if glass facade will be provided for the building, should be protected with automatic drencher system.	

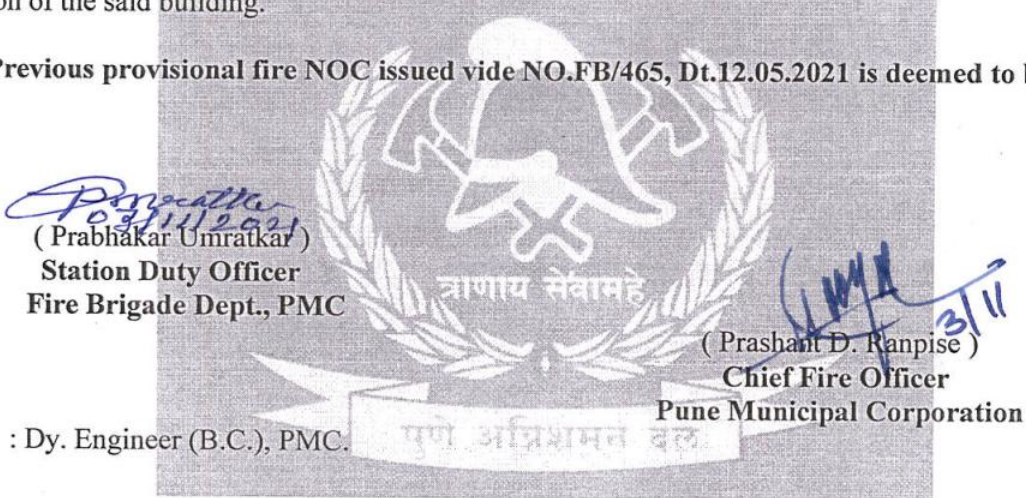
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Regular Training and Maintenance of these systems should be carried out by the housing society / builders. As per provisions made in Maharashtra Fire Prevention And Life Safety Act 2006, the necessary Fire Service Fees and Annual Fees should be paid to PMC before obtaining the Final Fire NOC. All other provisions of D.C. Rules of Pune Municipal Corporation & National Building Code Of India- 2016 should be strictly adhered. The erection and installation work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the license contractor is available on www.maharashtrafireservices.org. The copy of the work done & the license certificate should be attached with the relevant paper before obtaining Final Fire NOC.

This is a "Provisional No Objection Certificate" which shall be treated valid for the period of ONE YEAR from the date of issue. After providing the above fire prevention and protection system and after scrupulous compliance of above recommendations the inspection of the fire prevention & protection arrangements will be carried out & after satisfactory inspection "Final No Objection Certificate" may be issued to your building which may please be noted. This provisional NOC is issued only considering from the point of view of fire & life safety of the occupants. All other approvals related to structure should be got approved from the competent authorities.

The undersigned reserves right to amend 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 said building.

Note : Previous provisional fire NOC issued vide NO.FB/465, Dt.12.05.2021 is deemed to be cancelled.



Copy to : Dy. Engineer (B.C.), PMC.



Office of the Chief Fire Officer

Pune Municipal Corporation

Out W.No : FB/ 4127

Date : 28/12/22

(375/11)

To,
Sunil Chinchwade Architect,
Sadhu Vaswani Road, Pune.

Sub:- Re-Revised Provisional Fire NOC for Proposed building at CTS.No. 373(P), 375,376,377(P), 378(P), S.No.19A/3A, Dhankawadi, satara Road,Pune. (For Building D only)

- Ref :- i) Your Office letter Dt.24.08.2022 & Dt.25.11.2022.
ii) Re-Revised Provisional Fire Noc No.FB/2840,Dt.03.11.2021.
iii) Final Fire Noc No.FB/2284,Dt.01.09.2018 (For building A & B only)
iv) Final Fire Noc No.FB/654,Dt.02.06.2021 (For building C only)
v) Building Control Department,PMC No. CC/2430/18,Dt.02.11.2018.(for building A,B,C,D only)
vi) Mumbai high court order on internium application No.2525 and appeal No.228,Dt.27.09.2021.

Sir,

As per your request, visited the proposed site along with you on Dt.13.12.2022 perusal the submitted drawings and discussed with him regarding the fire protection system to be installed in the proposed building.

1. Construction of the building is in progress. & Motorable road are available for the proposed site.
2. Information about the proposed building will be as below, as per plans submitted to this office.

Building	Building Used	Built up area Sq.Mtrs	Height Mtrs.	Staircase	Lift	Parking
A	Mezanine floor (Addl. builtup)	226.90	---	02	04	3 Basement & Ground floor
B	Mezanine floor (Addl. builtup)	127.31	---	02	04	3 Basement & Ground floor
C	Mezanine floor (Addl. builtup)	497.31	---	02	03	3 Basement & Ground floor
D	Mixed Purpose (store on basement, shops & restaurant on ground & mezzanine/podium 1 floor, residence on upper 26 th floor)	30512.67	99.83	02	04	Basement,Ground floor & Podium 1,2,3,4,5,6 floor

3. Fire premium charge is paid by challan No.1)150649, Dt.09.06.2011, Rs.9,02,500/-
2)22279, Dt.27.06.2012, Rs.16,25,000/-
3)049929, Dt.30.05.2019, Rs.16,92,100/-
4)05293, Dt.26.10.2021, Rs.1,53,900/-
5)48879, Dt.15.12.2022, Rs.85,500/-
6)48794, Dt.15.12.2022, Rs.81,22,900/-
4. Fire service & annual fee are paid by challan No. 1) 22280, Dt.27.06.2012, Rs.1,58,000/-
2) 049930, Dt.30.05.2019, Rs.9,97,700/-
3) 05294, Dt.26.10.2021, Rs.34,350/-
4)48880, Dt.15.12.2022, Rs.1,46,300/-
5)48795, Dt.15.12.2022, Rs.20,76,700/-
5. Fire Infrastructure Charges are paid by challan No. 1) 150650, Dt.09.06.2011, Rs.1,51,500/-
2) 22281, Dt.27.06.2012, Rs.2,35,250/-
3) 31067, Dt.29.07.2015, Rs.32,500/-
4) 049931, Dt.30.05.2019, Rs.59,030/-
5) 05295, Dt.26.10.2021, Rs.14,400/-
6. The plot area is 23734.00 Sq. Mtrs. as per plans submitted to this office.
7. Marginal Distance & the drive way around the building for easy mobility of fire departments' vehicles during fire fighting & rescue operations from refuge area of the buildings, should be provided as per guidelines of UDCPR-2020 & National Building Code of India 2016.
8. The developer should abide with the court order as mention under ref. (vi) above.

Considering the above, this office has No objection to construct the building as proposed, subject to compliance of following fire prevention & fire protection systems :-

This N.O.C. is valid subject to fulfillment of the following conditions in the building :

- 1 The plans of the proposed building should be approved by the competent authority of Pune Municipal Corporation.
- 2 The building completion certificate & drainage completion certificate should be obtained from Building Department of P.M.C. The completion certificate shall be issued subject to "Final No-Objection Certificate" from this department.
- 3 The internal roads, podiums, ramps shall be able to with stand the load of minimum 45 Tons.
- 4 Proper roads in the premises is sufficient provided for easy mobility of the Fire Brigade Appliance & marginal spaces should be kept free from obstructions all the time.
- 5 All fire fighting equipments to be installed as per National Building code of India 2016, Must be strictly confirming to relevant I.S. specification.
- 6 All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
- 7 Emergency Telephone numbers like "Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons" should be displayed in security cabin, Reception & lobbies, passages of the buildings.
- 8 It shall be ensured that security staff & every employee of the building are trained in handling fire fighting equipments & fire fighting.
- 9 Cautionary boards such as "DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "EXTINGUISHER", "HYDRANT", "MANUAL CALL POINT" etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in darkness.
- 10 The Fire drill & Evacuation drill (Mock Drill) should be planed & conducted after every six months and the instruction should be given to the entire staff minimum four times in a year.
11. Twice in a year service auditing should be carried out for the building. Form B should be submitted to that effect as per Maharashtra Fire & Life Safety Act 2006.
- 12 Well equipped fire control room shall be provided on the ground floor /Entrance gate of the building & A qualified Fire Officer from "National Fire Service College, Nagpur shall be employed to maintain the all fire prevention & protection arrangements provided to various building in the campus.
- 13 Interconnectivity between firewater tank & Domestic water tank shall be provided with isolation valve which to be kept normally in close position so that during emergency the stored water in domestic water tank can be utilized for fire fighting.
- 14 Fire Escape Staircase shall be directly connected to the ground Fire escape constructed of M.S. angels is not permitted. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
- 15 Staircase shall always be kept in sound operable condition. Emergency lighting arrangements shall be provided in fire escape.
- 16 Emergency lights shall be provided in all the staircases & corridors, Passageways, Gangways etc
- 17 Transformer should not be installed in the basement or any upper floors; it should be outside the building. Installation should be done in accordance with relevant norms. / Only dry transformers should be installed in the basement & parking level.
18. Stretcher lift should be provided for as per NBC 2016 & the Notification No. TPS - 1806/2125/ C.R.435(A)/ 06/UD-13, of U.D.Dept., Govt. of Maharashtra.
- 19 The proposed building height are more than 70 mtrs. This approval is given in accordance with the provisions as mentioned in present UDCPR 2020 & NBC 2017, However the Architect & Developer should ensure about the evacuation lift provision as specified by govt. vide its order no.235/2022 Dt.20.07.2022, If any such insistence is made by the lift authority, it will be solely responsibility of Architect & Developer to adhere it, which may please be noted.
20. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
- 21 Refuge area should be provided to on a floor immediate floor after Height 24.00 Mtrs., after 39.00 Mtrs & on every 15th Mtrs. height thereafter. The location of the Refuge area should be got approved from Chief Fire officer. The refuge area should be on the front side & should be easily accessible for fire brigade vehicles. If the refuge area is in flat, it shoud be properly marked as "REFUGE AREA" & easily visible from ground level. Refuge area should be protected with proper fire fighting & life safety system / equipments suggested in the National Building Code of India 2016 & UDCPR-2020.
- 22 Non- Smoking cables should be used for all installations.
23. Dedicated fire duct to be provided with minimum clear size of 700 mm x 1200 mm.

24. In future, if the height / structure of the building will be increased / modified more than mentioned height / structure in this NOC, all the conditions from UDCPR-2020 & NBC 2016 will be applicable as it is for the future proposed height/structure. This office will not given any type of concession in the conditions for the future height/structure of the said building.

GENERAL REQUIREMENTS FOR SAFETY & LIFE SAFETY :

As per the National Building Code 2016, the other IS and various Acts and Rules, the following recommendations are given for better fire and life safety of occupants and general safety of the building:

1. Increase Structural Integrity :

The standards for estimating the load effects of potentials hazards (e.g. progress collapse, wind) and the design of structural systems to mitigate the effects of those hazards should be improved to enhance structural integrity. This aspect should be taken in to consider while finalizing the design and construction details of all high rise building in the complex. The recommendations are :

- Relevant standards should be adopted to prevent progressive collapse
- More reliable means of predicting the potential for complex failure in structures subjected to multiple hazards; and
- Adoption of accepted standards for wind tunnel testing of prototype structures and estimating wind load for tall buildings.

2. Enhanced Fire Resistance of Structures:

The material used in the construction stage and for carrying out internal finished should have the fire resistance of structures should be enhanced by improving the technical basis for construction classification and fire resistance ratings improving technical basis for standard fire resistance testing methods, using the "structural frame" approach to fire resistance ratings; and developing in service performance requirement and conformance criteria for spray applied fire resistive material (commonly referred to as "fireproofing")

The recommendations are:

- valuating and where needed improving the technical basis for determining appropriate construction classifications and fire rating requirements-especially for tall buildings- and making related changes by considering a variety of factors (including timely access by emergency responders, full evacuation of occupants and redundancy in fire protection systems critical to structural safety);
- Adoption of standard for fire resistance testing of building components assemblies and systems – including establishing a capability for doing the improved testing under realistic fire and load conditions and,
- Implementing criteria, test methods and standards for measuring the in service performance and as-installed conditions of " fireproofing"

3. New Methods for Fire Resistance Design of Structures:

The procedures and practices used in the design of structures for fire resistance should be enhanced by requiring an objective that uncontrolled fires result in burnout without partial or global (total) collapse Performance- based methods are an alternative to prescriptive design methods. This should include.

- (1) Use of new fire resistive coating materials and technologies for limiting the spread of fire within the building and
- (2) Use of fire resistant steels and concretes should be done while construction of high rise buildings.

4. Active Fire Protection:

Active fire protection systems (i.e. sprinklers, standpipes/hoses, fire alarms and smoke management systems) should be enhanced through improvements to design performance reliability and redundancy of such systems.

Among the recommendations in this group are.

- Installation of fire protection systems to provide redundancy and accommodate the higher risks associated with tall buildings.
- Installation of advanced fire alarms and communications systems that provide continuous, reliable and accurate information on life safety conditions; and
- The real time secure transmissions of data from fire alarm and other monitored building systems for use by emergency responders at any location and storage of that data off-site or in a black box.

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27/12

5. **Improved Building Evacuation:**

The process of evacuating a building should be improved to include systems design that facilitate safe and rapid egress; methods for ensuring clear and timely emergency communications to occupants better occupant preparedness for evacuation during emergencies and incorporation of appropriate egress technologies should be implemented in high rise buildings. Among the recommendations are

- Improving occupant preparedness for building evacuations through joint and wide public education and training campaigns;
- Designing tall building to accommodate timely full building evacuation of occupants if needed – including stairwell capacity and stair discharge door width that accommodates counter flow due to access by emergency responders;
- Maximizing the remoteness of egress components (i.e. stairs, elevators) without making them hard to reach.
- Using cell phones and I-pads for broadcast warning systems and Community Emergency Alert Networks; and
- Incorporation of future use such current and next-generation evacuation technologies as protect/hardened elevators, exterior escape systems and stairwell descent devices etc. should be incorporated in high rise building.

6. **Improved Emergency Response:**

Latest Technologies and procedures for emergency response should be incorporated which will improve better access to building response operations emergency communications, and command and control in large-scale emergencies for high rise building. Among the recommendations are

- Installing fire-protected and structurally hardened elevators to improve emergency response activities, the evacuation of mobility impaired occupants and preferably, all occupants- in tall buildings.
- Installing, inspecting and testing emergency communications systems radio communications and associated operating protocols to ensure that the systems and their protocols will function in challenging radio frequency propagation environments and large-scale operations, and can be used to track emergency responders within a building and
- Developing and implementing codes and protocols for ensuring effective and uninterrupted operation of the command and control systems in large-scale building emergencies.

Improved Procedures and Practices:

The procedures and practices used in the design, construction, maintenance and operation of building should be improved to include encouraging code compliance by nongovernmental and quasi-governmental entities, adoption and application of egress and sprinkler requirements in coded for existing buildings and retention and availability of building documents over the life of a building.

7. **Education And Training :**

The professional skills of building and safety professionals should be upgraded through and education and training efforts for fire protection engineers structural engineers and architects. The skills of building regulatory and fire service personnel also should be upgraded to provide sufficient understanding of what is needed to conduct the review, inspection and approval tasks for which they are responsible.

Along with strongly urging that immediate and serious consideration be given to these recommendations for the building safety and fire safety point of view.

General Requirement and conditions for the fire and life safety of the buildings:-

- (1) The plans of the building should be approved by the Building Control Department, P.M.C. Pune.
- (2) The building & drainage completion certificate should be obtained from B.C. Department, P.M.C. Pune. The Occupancy shall be issued subject to “Final No-Objection Certificate” issued by this department.
- (3) If the “No Objection Certificate” for height clearance of the building will be applicable as per the Notification Dt. 30th September 2015 from “Ministry of Civil Aviation, Govt. Of India”, it should be obtained by from Aviation Authorities.
- (4) Proper roads around the building should be provided for easy mobility of fire Brigade Appliance for carrying out fire fighting and rescue operations & marginal spaces as per above given chart should be kept free from obstructions all the time. The side roads around the building should have the capacity to withstand the load of 60 tones of fire appliances.

- (5) The basement and upper floors should be separated with proper 2 hrs. fire resistance wall and 1 hrs. fire resistance doors. The staircase provided in high rise residential building should be pressurized and provided with self closing fire doors of 2 hours fire resistance.
- (6) All portable fire fighting equipments installed at various locations as per local hazard such as Co2 - DCP, Foam as per IS: 2190 & it must be strictly confirming to relevant IS specification. It is recommended for every 100 Sq. Mtrs. one fire extinguisher should be provided for electrical installation Co2 extinguisher of 4.5 Kg should be provided.
- (7) All fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
- (8) Emergency Telephone numbers like "Police", "Fire Brigade" "Hospital", "Doctors", and "Responsible" persons of the office" should be displayed in Fire Control Room, Security office and in Reception area.
- (9) It shall be ensured that security staff & every employee of the office security are trained in handling fire fighting equipment & in fire fighting.
- (10) Cautionary boards such as "DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "FIRE HYDRANT", "EXTINGUISHER" etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in dark.
- (11) The Fire Exit Drill or Evacuation Drill should plan and instruction should be given to the staff minimum **four times in a year** and drill should be carried out **twice in a year**.
- (12) "On-Site" & "Off-Site" emergency plan shall be prepared & mock drills shall be conducted twice a year & instructions to every employee shall be given once in three months.
- (13) For construction of high rise building noncombustible material shall be used and the internal walls of staircase enclosures should be with minimum of 2 hrs Fire Resistance rating.
- (14) The construction should be done considering the seismic zoning and proper care should be taken while designing the building of such a high rise.
- (15) A high rise building during construction shall be provided with the following fire protection measures, which shall be maintained in good working conditions at all times.
 - a) Dry riser of minimum 150 m.m. dia. Pipe with hydrant outlets on the floors constructed with a fire service inlet.
 - b) Drums filled with water of 2000 Ltr. Capacity, with two fire buckets on each floor
 - c) A water storage tank of minimum 20,000 Ltrs. Capacity, which may be used for other construction purpose also.
- (16) The use of combustible surface finishes on walls (including façade of the building) and ceiling affects the safety of the occupants of the building. Such finishes tend to spread the fire and even though the structural elements may be adequately fire resistant, serious danger to life may result. It is therefore, essential to have adequate precautions to minimize spread of flame on wall facade of building and ceiling surfaces.
- (17) The finishing materials used for various purpose and décor shall be such that it shall not generate toxic fumes / smokes.
- (18) Automatic smoke venting facilities shall be provided for safe use of exits in windowless buildings.
- (19) Natural draft smoke venting shall utilize roof vents in walls at or near the ceiling level, such vents shall be normally open, or, if closed, shall be designed for automatic opening in case of fire, by release of smoke sensitive devices.
- (20) Where smoke venting facilities are installed for purpose of exist safety, these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served using available exit facilities with a merging of safety to allow for unforeseen contingencies.
- (21) The florescent glow signs like "Staircase", "Extinguisher", "Fire Escape". "Hydrant Point", Manual Call Point" "Exit", "Lift" Shall be installed on strategic locations in all common areas of the building like passages Corridors etc.
- (22) Fire evacuation orders & exit map shall be provided in every floor & in lobbies of the buildings.
- (23) Portable rescue chute may be provided near by the Refuge area for easy evacuation of occupants in case of emergency.
- (24) The passage ways and the staircase width should be maintained as per UDCPR 2020 for all staircases and internal passages, lobbies provided for the building.
- (25) The Annex C for Fire Protection Requirements for high rise Buildings – 15 Mtrs. in Height or Above of NBC 2016, part 4 should be strictly followed.
- (26) The Annex E, the Guidelines for Fire Drill and Evacuation Procedures For High Rise Buildings (Above 15m in Height) of NBC 2016, part 4 should be strictly followed and implemented.

27/12

- (27) Storm water management in case of 150 years contingency planning should be done in consultation with Town Planning Department of Govt. of Maharashtra and Pune Municipal Corporation.
- (28) All internal furniture and fixtures used for the building should be fire resistance type and it should not give toxic fumes and smoke in case involved in fire. It should have minimum Two hours Fire Resistance.
- (29) The Glassing and façade other Glasses should have at least one hour fire resistance and be UL approved and in accordance with NFPA requirements.
- (30) Breaking of glass the glass can remain in its place some hours before replacement. This will reduce the risk of injuries to occupants and fire & rescue personal. In the event of blast the shock wave created which creates the damage to glass faced the use of film will help to reduce the damages due to glass breaking.
- (31) This being a very special type of building if any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings.
- (32) The Chief Fire officer reserves all right to modify the fire safety recommendations and it shall be responsibility of company authorities to maintained close liaison with fire department.

Standard Specifications and Regulations to be followed:

A & B Municipal Council & Part -3 & 4 National Building Code 2016.

- a) IS: 3844 – for installation and maintenance of internal fire hydrants and hose reels on premises.
- b) IS: 2189 – for selection, installation and maintenance of automatic fire detection and alarm system.
- c) IS: 2190 – for selection, installation and maintenance of portable first aid fire extinguishers.
- d) IS: 9583 : 1981 Emergency lighting units.
- e) IS: 12456: 1988 Code of practice for fire protection of electronic data processing installation.
- f) IS: 4963 : 1987 Recommendations for buildings and facilities for physically handicapped.
- g) IS: 3614 (Part I) : 1966 Specification for fire check doors.
- h) Code of practice for Fire Safety Building IS 1642 – for Details of Construction.
- i) Code of practice for Fire Safety Building IS 1643 – Exposure Hazard.
- j) Code of practice for Fire Safety Building IS 1644 – Exit requirement and Personal Hazard.
- k) IS : 15105 – Design and installation of fixed automatic sprinkler fire extinguisher system.
- l) IS: 9668 : 1990 Code of practice for provision and maintenance of water supplies and fire fighting.
- m) IS 2175 : 1988 Specification for heat sensitive fire detectors for use in automatic fire alarm system.
- n) IS 11360 : 1985 Specification for smoke detectors for use in automatic electrical fire alarm system.
- o) IS 9457 : 1980 Safety colour and safety signs.
- p) IS 12349 1988 fire Protection – Safety signs.
- q) IS 12407 : Graphic symbols for fire protection plan.

Passive Fire protection required.

Requirement and Provision: - The following passive fire protection systems will have to be followed and installed for the Life Safety of the building as per Part 3 & 4 of National Building Code 2016.

Sr. No	Description
1	Fire Test General Requirement: Element / Component shall have the requisite fire resistance performance when tested in accordance with the accepted standards.
2	Compartimentation: The Building shall be suitably compartmentalized so that the fire & smoke remain confined to the area where the fire incident has occurred & does not spread to other part of the building.
3	Smoke Extraction System: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke to other floors via the path of extraction system.
4	Smoke management: Where smoke venting facilities are installed for the purpose of exist safety these shall be adequate to prevent dangerous accumulation of smoke during the period of time necessary to evacuate the area served using available exit facilities with margin of safety to allow for unforeseen contingencies.
5	Fire rated ducts: Where the ducts pass through fire walls the opening around the duct shall be sealed with fire resisting materials having the fire resistant rating of the compartment. Where the duct crosses the compartment which is fire rated for same fire rating. Depending on the services passing around the duct work, which may be affected in case of fire temperatures rising, the ducts shall be insulated.

6	Cable ducts: The electric distribution cables/ wiring shall be laid in separate duct. The duct shall be sealed at every floor with non combustible material having the same fire resistance as the fire rating of the duct.
7	Fire rated ceilings: The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
8	Steel protection: Load bearing steel beams & columns of building having total covered area of 500 Sq. Mtrs and above shall be protected against failure collapse of structure in case of fire. This could be achieved by using appropriate methodology using suitable fire rated materials as per the accepted standards.
9	Fire escape enclosure : Fire towers shall be constructed of walls with a 2 hours fire rating without opening other than the exist doorways, with platforms, landing & balconies with the same fire rating of 2 hours.
10	Glazing: If glazing or glass bricks are used in a staircase shall have fire rating of minimum 2 hours.
11	Glazing: If glass is used as a façade for building it shall have minimum 1 hours fire rating.
12	Fire Stopping: Every vertical opening between the floors of a building shall be suitably enclosed or protected as necessary to provide reasonable safety to the occupants while using the means of egress by preventing spread of fire smoke or fumes through vertical opening from floor to floor which will allow the occupants to complete their safe use of means of egress.
13	Fire Stopping : openings in the walls or floors which are provided for the passage of all building services like cables, electrical wiring & telephone cables etc. Shall be protected by the enclosure in the form of Ducts/shafts with a fire resistance of not less than 2 hours.
14	Fire Stopping service ducts & shafts: Service ducts & shafts shall be enclosed by wall of 2 hours & doors of 1 hour fire rating. All such ducts /shafts shall be properly sealed & fire stopped at all
15	Fire stopping cable ducts penetration: The electrical distribution cables /wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as the fire rating of the cable duct.

Exit Requirement :

1. An exit may be doorway, corridor, Passageway(s) to an internal staircase or external staircase, or to a verandah or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit landing to an adjoining building at the same level
2. free of all obstructions or impediments to full use in the case of fire or other emergency.
3. Exists shall be clearly visible and the route to reach the exists shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electric circuit on and alternate source of supply.
4. To prevent spread of fire and smoke, fire doors with 2 hours fire resistance shall be provided at appropriate places along the escape routes and particularly at the entrance to lift lobby and stair well where a funnel or flue effect may be created inducing an upward spread of fire.
5. All exists shall provide continuous means of egress to the exterior of a building or to an exterior open spaces leading to the street.

Staircase Design Requirement:

1. The minimum headroom in passage under the landing of a staircase and under the staircase shall be **2.2 Mtrs.**
2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases.
4. The main and external staircase shall be continuous from ground floor to the terrace level.
5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases Lifts shall not open in staircases.
6. Fire staircases shall be provided with mechanical pressurization devices, which will inject the air into staircase, lobbies or corridors to raise their pressure slightly above the pressure in adjacent parts of the building so the entry of toxic gases or smoke in to the escape routes is prevented.

27/12

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External Staircase or Fire Escape Staircase:- Shall comply the following.

1. Fire Escape shall not be taken into consideration while calculating the number of staircases for the building.
2. Fire escape constructed of M.S. Angels, wood or glass is not permitted.
3. Staircase shall always be kept in sound operable conditions.
4. Fire Escape Staircase shall be directly connected to the ground.
5. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
6. Care shall be taken to ensure that no wall opening or window opens on to or close to fire Escape Stairs.
7. The route to the external staircase shall be free of obstruction at all times.
8. The Fire Escape stairs shall be constructed of noncombustible materials, and any doorways leading to it shall have the required fire resistance.
9. Not more than 45 Degree from the horizontal.
10. Fire Staircase shall have straight flight not less than 150 c.m. wide with 25 c.m treads and risers not more than 19 c.m. The number of risers shall limited to 15 per flight.
11. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.
12. The width of the staircase should be maintained as per NBC 2016 for all staircases. All the staircases in the building shall be provided with Pressurization devices. In this method air is injected to the staircases, lobbies, corridors, to raise their pressure slightly above the pressure in the adjacent part of the building. This will prevent ingress of smoke or toxic gases into the escape routes. The Pressurization devices shall be integrated with the smoke & heat detection system. The device should operate automatically after the smoke, heat, etc. is detected by the detector.
13. All the staircase doors on every floor shall be provided with two hours fire resistive doors having panic bars at both the sides.

Staircase Enclosures:-

1. The external enclosing walls of the staircase shall be of the brick or the RCC construction having the fire resistance of not less than two hours. All enclosed staircase shall have access through self closing door of one hour fire resistance. These shall be single swing doors opening in the direction of escape. The door shall be fitted with the check action door closers.
2. The staircase enclosure on the external wall of the building shall be ventilated to the atmosphere at each landing.
3. Permanent vent at the top equal to the 5% of the cross section area of the enclosure and open able sashes at each floor level with area equal to 1 to 15% of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 meter above the surrounding roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing a positive pressure of 5 mm w.g. by an electrically operated blower/blower shall be maintained.
4. The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/ sprinkler system and be provided with manual operation facilities.

Pressurization of Staircases (Protected Escape Routes):

1. Though in normal building design compartmentation plays a vital part in limiting the spread of fire, smoke will readily spread to adjacent spaces through the vertical leakages opening in the compartment enclosure, such as cracks, opening around pipes ducts, airflow grills and doors, as perfect sealing of all these opening is not possible. It is smoke and toxic gases, rather than flame, that will initially obstruct the free movement of occupants of the building through the means of escape (Escape Routes) Hence the exclusion of smoke and toxic gases from the protected routs is of great importance.
2. Pressurization is the method adopted for protected escape routs against ingress of smoke, especially in high rise building. In pressurization, air is injected into the staircases, lobbies or corridors, to raise their pressures slightly above the pressure in adjacent parts of the building. As a result, ingress of smoke or toxic gases into the escape routes will be prevented. The pressurization of staircases shall be adopted for high rise building and building having mixed occupancy.
3. **The pressure difference for staircases shall be as under :**

Building height	Pressure Difference	
	Reduced operation (Stage 1 of a 2 Stage System)	Emergency Operations (Stage 2 of a 2 stage systems or Single Stage System)
15m or Above	15 Pa	50 Pa

It is possible the same levels shall be used for lobbies and corridors but levels slightly lower may be used for these if desired. The difference in pressurization levels between staircase and lobbies (or corridors) shall not be greater than 5 Pa.

4. **Pressurization system may be of two types:-**

- a. Single Stage, designed for operation only in event of an emergency, and
- b. Two stage; where normally a level of pressurization is maintained in the protected escape routes and an increases level of pressurization can be brought into operation in an emergency.

LIFT ENCLOSURES:

1. The walls enclosing lift shafts shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 18 c.m. (0.2 sq.m.) in clear area.
3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room.
4. Landing doors in lift enclosures shall open in the ventilated corridor/ lobby & shall have fire resistance of not less than one hour.
5. The number of lifts in one lift bank shall **not exceed four**. Lift car doors shall have fire resistance of not less than one hour. A wall of two hours fire rating shall separate individual shafts in a bank. Minimum one lift in every lift bank must be a **"Fire Lift"**
6. For the building 15 meters and above in height, collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least one hour.
7. If the lift shaft and lobby is in the core of the building a positive pressure between 25 and 30 pa shall be maintained in the lobby and a possible pressure of 50 pa shall be maintained in the lift shaft. The mechanism for the pressurization shall act automatically with the fire alarm /sprinkler system and it shall be possible to operate this mechanically also.
8. Exit from the lift lobby, if located in the core of the building shall be through a self closing fire smoke check door of one hour fire resistance.
9. Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall be pressurized as mention above with self closing doors.
10. The lift machine room shall be separate and no other machinery shall be installed therein.
11. Ground switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.
12. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.
13. Suitable arrangements such as providing slope in the floor of the lift lobby shall be made to prevent water used during fire fighting etc. at landing from entering the lift shaft.
14. A Sign shall be posted & maintained on every floor at or near lift indicating that in case of fire occupants shall use the stairs unless instructed by otherwise. The sign shall also contain a plan for each floor showing the locations of the stairway.
15. Alternate source of supply shall be provided for all the lifts through a manually operated change over switch.

FIRE LIFTS: (For High Rise Building)

1. To enable the fire service personnel to reach the upper floors with minimum delay, one fire lift per 1200 Sq. Mtrs. of floor area shall be provided and shall be available exclusive use of the fireman in an emergency.
2. The lift shall have floor area not less than 1.4 Sq. Mtrs. It shall loading capacity of not less than 545 Kg (8 person Lift) with automatic closing doors of minimum 0.8 m width.
3. The electrical supply shall be on separate service from electric mains in a building and the cables run in a safe route from fire that is within the lift shaft Lights & Fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volts supply.
4. Fire fighting lift shall be provided with a ceiling hatch for the use in case of emergency, so that when lift car gets stuck up, it shall be easily open able.
5. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. This change over of supply could be done through manually operated changeover switch. Alternatively the lift shall be so wired that in case of power failure, it comes down at ground level and comes to stand still with door open.
6. The operation of lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is **ON**, landing call points will become inoperative & the lift will be on car control or on a priority control device. When the switch is **OFF**, the lift will return to normal working. This lift can be used by the occupants in normal times.
7. The words **"Fire Lift"** shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor levels.
8. The speed of the fire lift shall be such that it can reach topmost floor from ground level in 1 Minute.
9. In Multi Storied and high-rise buildings more than 36 Mtrs. in height, one stretcher lift should be installed.

ELECTRICAL SERVICES:

1. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct. Low & medium voltage wiring running in shaft & false ceiling shall run in separate conduit.
2. Water mains, telephones lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables, use of bus ducts /solid rising mains instead of cables shall be preferred.
3. Separate circuits for water pumps, lift, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the other. Such circuits shall be protected at the origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service shall be clearly labeled.
4. The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than **one hour**.
5. Medium & low voltage wiring running in shaft and within false ceiling shall run in metal conduit. Any 230 Volt wiring for lighting or other services, above false ceiling, shall have 660 Volt grade insulation. The false ceiling including all fixtures for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling.
6. An independent & well- ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from service & alternative supply cables. The doors provided for the service room shall have fire resistance of not less than **two hours**. If service room is located at the first basement, it should have automatic fire extinguishing systems.
7. Suitable circuit breakers shall be provided at the appropriate points.

Staircase and Corridor Lighting:

- v) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so to avoid replacement of fuse in case of crisis.
- b) Staircase and corridor lighting shall also be connected to alternate source of supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains.
- c) Suitable arrangement shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the source of supply simultaneously. Double throw switch shall install in the service room for terminating the stand by supply.
- d) Emergency lights shall be provided in the staircase/corridor.
- e) All wires & other accessories used for emergency lights shall have fire retardant property.
- f) A Stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans & blowers, smoke extraction and damper system in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines & circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need to be connected to the stand-by pump or parallel HV/LV supply from a separate sub station shall be provided with appropriate transformer for emergency. If this arrangement is provided then the arrangement of generator is not mandatory.

Emergency and Escape lighting.

1. Emergency lighting shall be powered from a source independent of that supplying the normal lighting.
2. Escape lighting shall be capable of
 - A. Indicating clearly and unambiguously the escape routes.
 - B. Providing adequate illumination along such routes to allow safe movement of persons towards and through the exists.
 - C. Ensuring that fire alarm call points and fire fighting equipments providing along the escape routes can be readily located.
3. The horizontal luminance at floor level on the centerline of an escape route shall be not less than 10 lux. In addition , for escape routes up to 2 m wide, 50 percent of the route width shall be lit to a minimum of 5 lux.
4. The emergency lighting shall be provided to be put on within 1 hours of the failure of the normal lighting supply.
5. Escape lighting luminaries should be sited to cover the following locations
 - a) Near each intersection of corridors
 - b) At each exit door
 - c) Near each change of direction in the escape route
 - d) Near each staircase so that each flight of staircase receives direct light.

- e) Near any other change of floor level.
 - f) Outside each final exit and close to it.
 - g) Near each fire alarm call point.
 - h) Near fire fighting equipment, and
 - i) To illuminate exit and safety sign as required by the fire department.
6. Emergency lighting systems shall be designed to ensure that a fault or failure in any one luminaries do not further reduce the effectiveness of the system.
 7. The luminaries shall be mounted as low as possible but at least 2 Mtrs. above the floor level.
 8. Signs are required at all exits emergency exits and escape routes. Which Should comply with the graphic requirements of the relevant Indian Standard
 9. It is essential that the wiring and installing of the emergency lighting system are of high quality so as to ensure their perfect serviceability at all times
 10. The emergency fighting system shall be capable of continuous operation For a minimum duration of 1 hour and 30 minutes even for the smallest premises.
 11. The emergency lighting system shall be well maintained by periodical Inspections and tests so as to ensure their perfect serviceability at all times.

Illumination of Means of Exit : Staircase and corridor lights shall confirm to the following.

- a) The staircase and corridor lighting shall be on separate circuit and shall be Independently connected so that it could be operated by one switch Installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points. if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crises.
- b) Staircase and corridor lighting shall may be connected to alternative supply The alternative source of supply may be provided by battery continuously trickle charges from the electrical mains: and
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installing in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the sand by supply.

FIRE DAMPERS:

- a) These shall be located in conditioned air ducts/ passages at the following points.
 1. At the fire separation wall
 2. Where ducts /passages enter the central vertical shaft.
 3. Where the ducts pass through floors.
 4. At the inlet of supply air ducts & the return air ducts of each compartment on every floor.
- b) The dampers shall operate automatically and shall simultaneously switch off the air handling fans. Manual operation facilities shall also be provided.
- c) Fire /Smoke dampers for smoke extraction shafts for the building more then 24 Mtrs. in height should be provided.
- d) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link.

TRANSFORMER :

1. Transformers shall not be installed on upper floors on in the basement.
2. The switchgears shall be housed in a separate room separate from the transformer bays by a fire resisting wall with fire resistance of not less than four hours.
3. The transformers shall be protected by providing proper fire protection
4. A tank of RCC construction of capacity capable of accommodating entire oil from the transformers shall be provided at lower level to collect the oil from the catch pit to the tank shall be of non-combustible construction and shall be provided with a flame-arrestor.
5. No grass or shrubs shall be allowed to grow in transformer switchyard.
6. A barbed wired fencing of minimum 1.5 height shall be provided around transformer switchyard & the gate shall be provided for entrance. The gate should be always locked & the keys should be kept with authorized/ responsible person of the company.
7. Danger/ No smoking board shall be displayed at the entrance gate of Transformer switchyard.

29/12

BASEMENT (If provided for the building) :-

1. Automatic sprinkler system and water curtains should be provided for entire basement. Distance between 2 sprinklers should be maintain 3×4 Mtrs.
2. De watering arrangement should be made in the basement. Separate dedicated de-watering pumps shall be provided.
3. The sprinkler pump should be separate and should be interlink with wet riser.
4. The basement should be provided with sufficient no. of staircases as per NBC 2016.
5. The staircase should have at least two hrs. fire resistance. The staircase provided for the upper floors shall not communicate to the basement. Separate staircase with separate entry from ground floor shall be provided for basement.
6. The alternate power supply should be provided at all basements.
7. Proper mechanical ventilation should be provided in basements.

**The provisions mention below should be provide for the each buildings
as per UDCPR-2020, Schedule I of MFP&LSM Act 2006, NBC 2016**

Sr. No	Protection	Requirements	Provision	Remarks
01	Fire Extinguishers for A.B.C. class of fires	Required	As per IS 2190	At strategic Location
02	Hose Reel Hose with jet & spray multipurpose nozzle	Required near fire staircase	Rubber hose preferably yellow fluorescent, 19 mm ID ISI marked, not less than 20.00 Mtrs.	
03	Court Yard hydrant of Ring Hydrant System around Buildings	Required with couple of delivery hose.	Confirming to IS:3844:1989, IS:13039:1991	Spacing at not more than 45.00 Mtrs.
04	Wet Riser cum down comer	Required in fire staircase	GI“C” class ISI marked.	
05	Automatic Sprinkler System	Required at basement & all entire floors including restaurant, shops, stores, flats, corridors, lobbies, passages of the building & parking building.	Confirming to IS : 15105 : 2002	
06	Manually Operated Fire Alarm System.	Required		On each floor near each staircase
07	Automatic Detection & Alarm System with control panel	Required at all entire floors including restaurant, shops, stores, flats, corridors, lobbies, passages of the building.	Confirming to IS:2189:1999 & IS:11360:1985 & 2175:1988	Addressable Fire alarm & detection system recommend
08	Underground Static Storage tank	Required 200000 ltrs. for the building. (Capacity of the U.G.Water tank should be provided as per the guideline of N.B.C. 2016.)		
09	Terrace Tank	Required 20000 ltrs. for the building.	Above each staircase on terrace floor for independent water supply to wet riser cum down comer.	
10	1.Fire Brigade Connection For Static Water Tank (with 4 way) 2.Hydrant Sprinkler Riser System (with 3 way) 3.External hydrant ring main (with 4 way)			Near the entry point of the building.
11	Fire pumps main Pumps on Underground water tank Booster Pumps On terrace level with stand by pump each building.	2 Nos. 4500 lpm Electrical driven 1 No. 4500 lpm Diesel driven 2 No. 180 lpm jockey pump electrical driven 1 No. 900 lpm electrical driven (Booster pump) (pressure should be maintain at the farthest point of the building) All Fire pumps (except jockey & booster pumps) should be provided with multi stage – multi outlet system. Pumping arrangement & U.G.Tank capacity should be provided as per NBC 2016.		Positive fire pump suction preferred Independant or seprate riser for Higher zone & Lower zone should be provided for Hydrant& sprinkler system.

Sr. No	Protection	Requirements	Provision	Remarks
12	Fire Dampers in AC Ducts	Required	IS:655:1963 specifications for metal air ducts (Revised)	
13	Fire Lift	Required	50% of total lifts provided to the building.	
14	Refuge Area	Required	For all buildings as per UDCPR-2020.Rules.	
15	Fire Doors	Required at each floor to fire staircase and front door of of the building above 24 Mtrs.	2 hrs. Fire resistive types with panic bar from both the sides. Confirming to IS: 3614 (Part-1)1966 & NBC 2016.	
16	Safety signs & Exit Signs	Florescent type	IS:12349:1988 & IS12407:1988	On all strategic locations
17	Compartmentation of floors	Required	Required as per N.B.C. 2016.	
18	Pressurization of fire escape staircases/ Fire lift	Required	For Highrise buildings above 24 Mtrs. height.	
19	Fire Resistance insulation or sealing of floor or compartment ducts.	Required for limiting the spread of heat & smoke		
20	Emergency Lights	Required		
21	PA System with talk Back Facility	Required to each floor.		
22	Auto D.G. Backup	Required for all fire safety systems & fire lift		
23	Fire Resistance rating for Glass used for façade	NA		
24	Fire Suppression System	Required for restaurant at kitchen only		
25	LPG Gas detection system with battery backup.	Required for restaurant at kitchen only.		

The other provisions laid in the UDCPR-2020 & N.B.C. 2016- Part IV should be strictly followed.

Regular Training and Maintenance of these systems should be carried out by the housing society / builders. As per provisions made in Maharashtra Fire Prevention And Life Safety Act 2006, the necessary Fire Service Fees and Annual Fees should be paid to PMC before obtaining the Final Fire NOC. All other provisions of UDCPR-2020 & National Building Code Of India- 2016 should be strictly adhered. The erection and installation work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the license contractor is available on www.maharashtrafireservices.org. The copy of the work done & the license certificate should be attached with the relevant paper before obtaining Final Fire NOC. The submitted plans to our office and a copy of which is forwarded to High Rise Committee are found to be compliant to the above provisions and are conform by the undersign during the side inspection. Hence, this provisional NOC is issue.

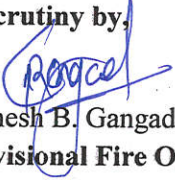
This is a **“Provisional No Objection Certificate ”** which shall be treated valid for the period of **ONE YEAR** from the date of issue. After providing the above fire prevention and protection system and after scrupulous compliance of above recommendations the inspection of the fire prevention & protection arrangements will be carried out & after satisfactory inspection **“Final No Objection Certificate”** may be issued to your building which may please be noted. This provisional NOC is issued only considering from the point of view of fire & life safety of the occupants. All other approvals related to structure should be got approved from the competent authorities.

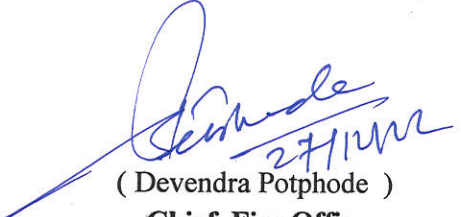
-:14:-

The undersigned reserves right to amend 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 said building.

Note: Previous re-revised provisional fire NOC issued vide No. FB/2840,Dt.03.11.2021 building D is deemed to be cancelled.

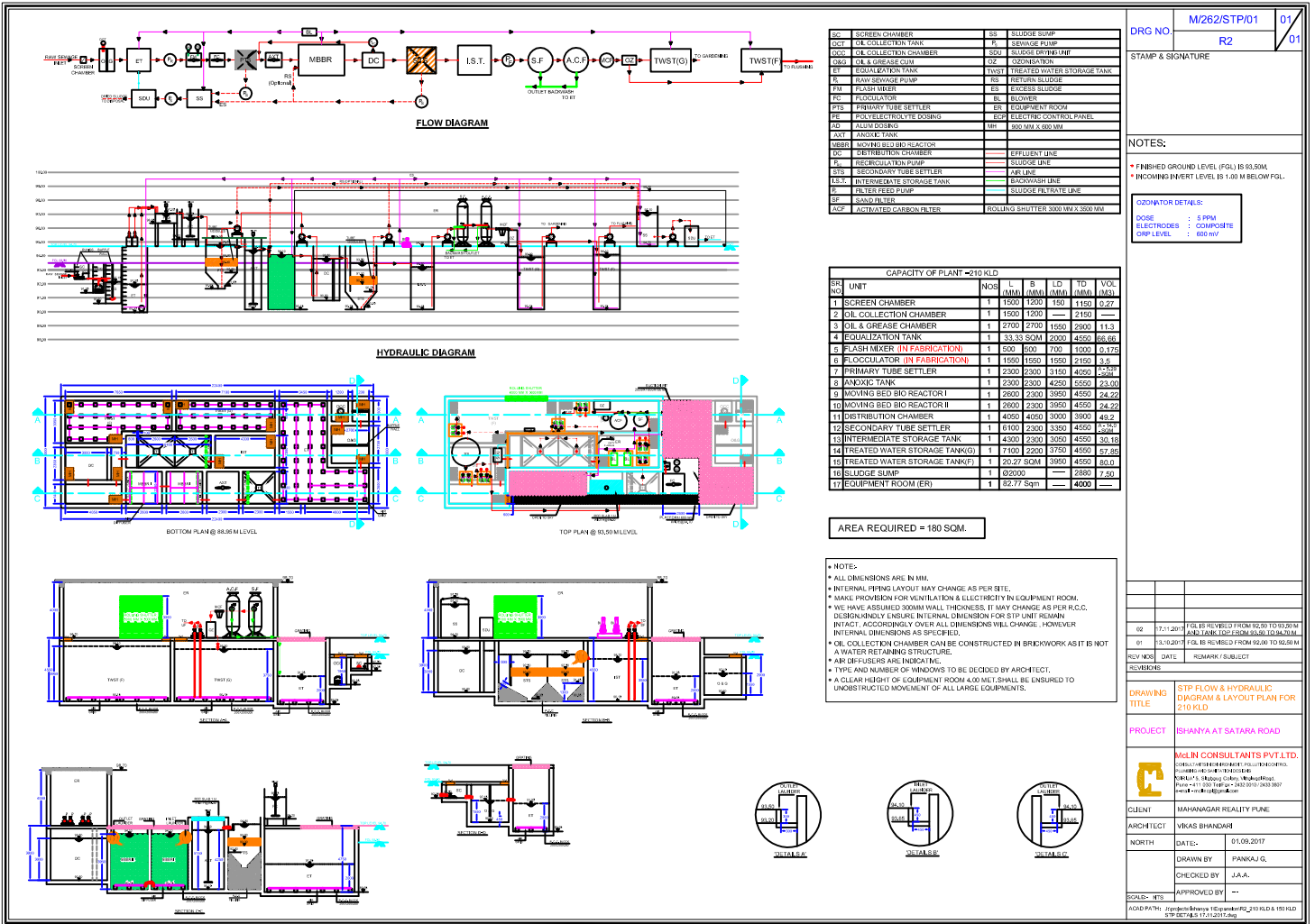
Scrutiny by,


(Ramesh B. Gangad)
Assi. Divisional Fire Officer
Pune Municipal Corporation


(Devendra Potphode)
Chief Fire Officer
Pune Municipal Corporation

Copy to : Asst. Engineer (B.C.)
Pune Municipal Corporation.





TEST REPORT


Sample ID : E/01/22/0153	Report No. E/01/22/0153	Report Date	18/01/2022
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Treated Sewage Effluent
Sampling Location	STP Outlet	Date - Sampling	12/01/2022
Sample Quantity / Packing	2 L x 1 no. plastic can	Date - Receipt of Sample	13/01/2022
Sampling Procedure	IS 3025 (Part 1):1987 Amds.1& APHA,23rd Ed.2017,1060 B,1-40	Date - Start of Analysis	13/01/2022
Order Reference	Quo. Ref. No. AEC/PN/RQ-823/MR_I dated 05.01.2022	Date - Completion of Analysis	17/01/2022

Sr.No.	Parameter	Result	Limits as per MPCB Consent	Unit	Method
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Chemical Testing; Group: Pollution & Environment

1	pH	8.06	6.5 to 9.0	-	IS 3025 (Part II):1983
2	Total Suspended Solids	12	Not to exceed 20	mg/L	IS 3025 (Part 17):1984
3	Biochemical Oxygen Demand (3 days, 27°C)	5	Not to exceed 10	mg/L	IS 3025 (Part 44):1993
4	Chemical Oxygen Demand	20	Not to exceed 50	mg/L	APHA, 23rd Ed., 5220-B, 5-18
5	Total Dissolved Solids	390	Not specified	mg/L	IS 3025 (Part 16):1984
6	Oil & Grease	BLQ (LOQ:1)	Not specified	mg/L	APHA, 23rd Ed., 5520-B, 5-42

BLQ: Below Limit of Quantification, LOQ: Limit of Quantification


Kavita Shewale
Section In-charge (Chemical)
Reviewed & Authorised by



Note:

1. The result listed refer only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. In case sampling is not done by laboratory, the results apply to the sample as received.
4. There are no additions to, deviations or exclusions from the method.





STUDIO GALLI
INGEGNERIA

Sustainable engineering for people and the environment



Ref.: SGI/STP/MR/17-18/45/002

Date : 19/03/2018

To,
Mahanagar Realty
Site : Ishanya Homes
S.No. 19A/3A, Pune- Satara Raod,
Adjoining Shankar Maharaj Math,
Pune - 411043

Subject : Installation & Testing of 150 KLD Sewage Treatment Plant.

This is with reference to work order on no. MR/ISHANYA/360 dated 04.11.2017 for Sewage Treatment Plant based on MBBR technology having capacity of 150 KLD is successfully Designed, Supplied, Installed and Tested by SGI Studio Galli Ingegneria India Pvt. Ltd. On Ishanya Homes Satara Road, Pune Site.

This plant has installed in satisfactory condition and treated water can be used for non-potable applications like flushing and gardening purpose.

For, SGI Studio Galli Ingegneria India Pvt. Ltd.

[Handwritten Signature]

Authorized Signature



SGI STUDIO GALLI INGEGNERIA INDIA PRIVATE LIMITED

INDIA REGISTERED OFFICE:
Plot No. 36, Somwar Peth, Pune - 411011

ITALY OFFICE: SGI STUDIO GALLI INGEGNERIA S.r.l.
Sarmeola di Rubano Padova (35030) - via della Provvidenza-13,
Phone: + 39 049 8976844 Fax: +39 049 8976784 www.sgi-spa.it

INDIA PROJECT OFFICE:

Panama House, 6th Floor, S. No. 204-206, Viman Nagar,
Pune - 411 004 Phone: + 91 20 67273830

Email: admin@sgi-india.com Website: www.h2opune.com



Date:17th Feb 2021.

TO WHOMSOEVER IT MAY CONCERN

Subject : Work completion of Supply, Installation & Commissioning of 210 KLD STP plant.

This is with reference to supply of Sewage Treatment Plant based on MBBR technology having capacity of 210 KLD is successfully Designed, Supplied & Installed by **Agile Ventures** at **Ishanya, Mahanagar Reality, Bibvewadi, Pune.**

Treated water can be used for non-potable reuse such as toilet flushing & gardening.

For,

Agile Ventures.



Authorised Signatory

✓ Ademo.
(Vijay Gade)
17.02.2021



ANNEXURE-R-12Date: 26th Nov 2021

To,
M/s. MAHANAGAR REALTY
San Mahu Complex 5, Bund Gardan Road, Opp, Poona Club Pune-411001

Sub: - Facilitating Solid Waste Management at your Commercial/Residential "**Ganga Ishanya**" situated at S,no-19A/3A,CTS No-373(P),375,376,377(P),378(P). Dhankawadi Pune

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: **580Kg/Day, E Waste—1871.5Kg/Month**) from your registered project "**Ganga Ishanya**" situated at S,no-19A/3A,CTS No-373(P),375,376,377(P),378(P). Dhankawadi Pune through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 785.88Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

Sruvate

For SWaCH Pune Seva Sahakari Sanstha Ltd

Authorized Signatory

26th Nov 2021

AGREEMENT

This Agreement ("Agreement") is entered into as on 20/11/2021

Between

M/S. MAHANAGAR REALTY . a registered Limited Liability Firm having its registered office at - San Mahu Complex, 5 Bund Garden Road, Opp. Poona Club, Pune - 411001, through its Partner Mr.Swaransingh G. Sohal - Partner (herein after referred to as the "Developer") Party No.1.

AND

SWaCH Pune Seva Sahakari Sanstha Maryadit, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the "Party No. 2"), Party No.2

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of " GANGA ISHANYA " situated at - Survey No. 19 A / 3 A CTS No. 373 (Part) 375, 376, 377 (Part) , 378 (Part) of Village Dhankawadi, Taluka Haveli, District Pune. (herein after referred to as the "said Site").

AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

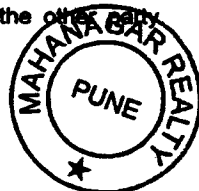
AND WHEREAS, Party No. 2 has assured the Developer that it can ensure the provision of such services through waste-picker members of the cooperative in accordance with local, state and central regulations;

AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which is accepted by the Party No. 2 subject to the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 580 Kg/Day, E waste - 1871.50 kg/per year) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party.

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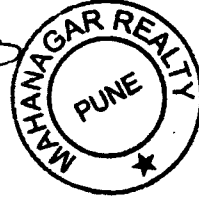
- However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
 7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first above written.

M/S. MAHANAGAR REALTY

Through its Partner Mr. Swaransingh G. Sohal

(Developer)



SWaCH Cooperative,

Through Shakuntala Kokate


Reg. No. PNA (1) GNUL / 0132/107-08

(Party No. 2)

Date: 14-07-2018

Installation Certificate

This is certify that we have supplied and installed Organic Waste Composter to **ISHANYA**, Mahanagar Realty, 19A/3A, Pune Satara Road, Adjoining Shankar Maharaj Math, Pune – 411043. Against Purchase Order No-GISHNYA-366/May 12, 2018

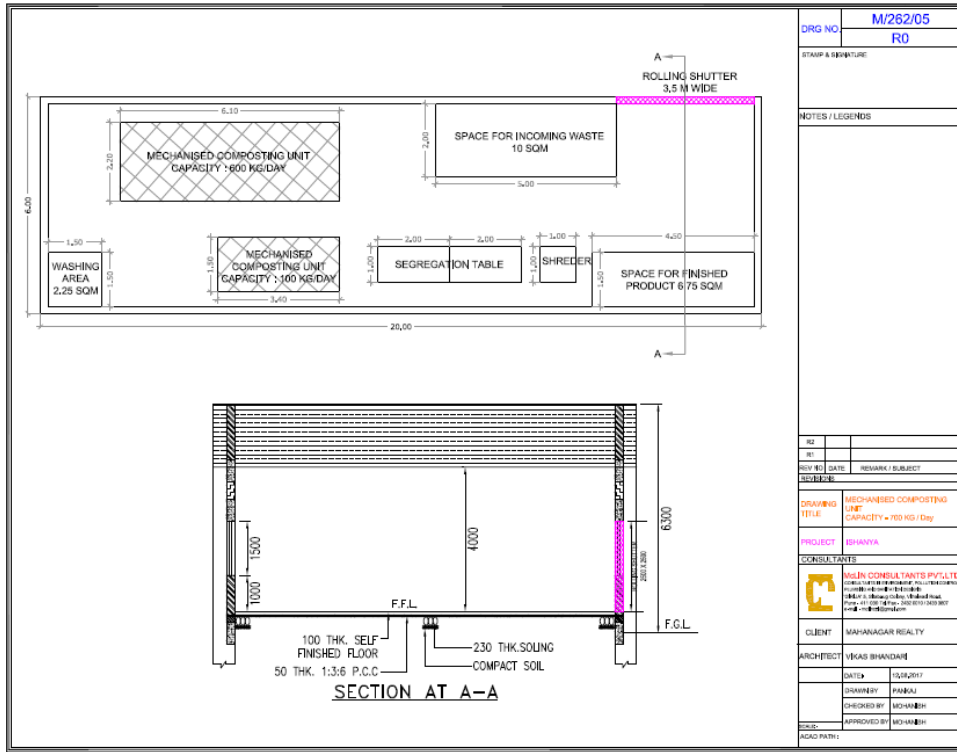
Details of Organic Waste Composter are as under-

Model : Roto – 750 with Shredder
Serial No. : EC/1805/R750/109
Manufacturing Date : 09-07-2018

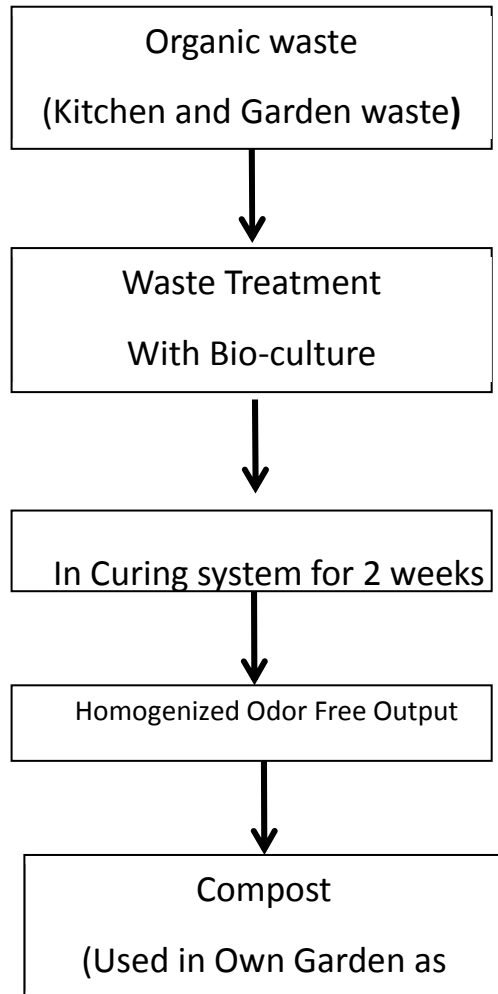
For Ecotech Chutes Pvt. Ltd.

Authorized

OWC layout



Process chart for Mechanical composting machine



ANNEXURE-R-13

Date: 04.07.2023

To
Ministry of Environment, Forest and Climate Change
Regional Office,
Ground floor, New Secretariat Building, Civil Lines,
Nagpur - 440001, Maharashtra.

Sub: Submission of six monthly compliance report for the expansion of residential construction project "Ishanya" at CTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune 411043.

Ref: Environment Clearance letter of Maharashtra vide EC identification No. EC22B038MH110633 dated 12/05/2022.

Respected Sir,

We have proposed expansion of residential construction project "Ishanya" at CTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune-411043. We are submitting herewith the six monthly compliance for the months January 2023 to June 2023.

Thanking you

Yours Faithfully,
For Mahanagar Realty



Authorized Signatory



Date: 04.07.2023

To
Maharashtra Pollution Control Board
Kalpataru Point, 3rd and 4th floor,
Sion Matunga Scheme road no. 8,
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E), Mumbai-400022

Sub: Submission of six monthly compliance report for the expansion of residential construction project "Ishanya" at CTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune 411043.

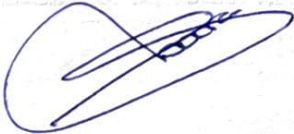
Ref: Environment Clearance letter of Maharashtra vide EC identification No. EC22B038MH110633 dated 12/05/2022.

Respected Sir,

We have proposed expansion of residential construction project "Ishanya" at CTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune-411043. We are submitting herewith the six monthly compliance for the months January 2023 to June 2023.

Thanking you

Yours Faithfully,
For Mahanagar Realty



Authorized Signatory



Compliance to the conditions stipulated in the Environmental Clearance issued by Ministry of Environment, Forest & Climate Change vide EC identification No. EC22B038MH110633 dated. 12/05/2022 for residential cum commercial construction project "Ishanya" at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune- 411043 by Mahanagar Realty.

Period of Report: January'2023 to June '2023

S.N.	Description	Present Status (Yes/No)
A)	SEAC - Specific Conditions	
1	PP to submit the undertaking regarding there is no change in project.	Attached as Annexure - I
B)	SEIAA - Specific Conditions	
1	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Agreed
2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Agreed
3	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Agreed
4	SEIAA after deliberation decided to grant EC for: FSI: 82551.2 m ² , Non-FSI: 32522.76 m ² and Total BUA: 115073.96 m ² (Plan approval- CC/3706/21, dated 29.02.2022.)	Environmental clearance is received vide EC identification No. EC22B038MH110633 dated. 12/05/2022. Attached as Annexure II
C)	General Conditions	
a)	Construction Phase	
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	All provisions for Solid waste management are properly done.



II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions or general safety and health aspects of people only in approved sites with the approval of competent authority.	Agreed
III.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms of necessary approvals of Maharashtra pollution control board.	No hazardous waste generated
IV.	Adequate drinking water and sanitary facilities should be provided to construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.	Yes, Photos of drinking water & sanitary facility are attached as Annexure III. Drinking water report is attached as Annexure IV
V.	Arrangement shall be made that wastewater and storm water do not get mixed up.	Yes, Agreed.
VI.	Water demand during construction shall be reduced by use of pre-mixed concrete, queering agents and other best practices.	Agreed
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No use of ground water in construction or operation phase
VIII.	Permission to draw and use ground water for construction of basement if any shall be obtained from competent authority prior to construction and operation of the project.	No extraction of ground water from well during construction & operational phase.
IX.	Fixtures for showers, toilet, flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor-based controls.	Agreed
X.	Energy Conservation Building Code shall be strictly adhere to	Agreed
XI.	All top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site	Agreed
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected	Agreed



	and improved.	
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.	Soil testing reports is attached as Annexure V.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Area) Protection and preservation of Trees Act,1975 as amended during the validity of environment Clearance.	Noted
XV.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Yes. DG set reports enclosed as Annexure VI.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Area) Protection and preservation of Trees Act,1975 as amended during the validity of environment Clearance.	Noted
XVII.	Vehicles hired for the transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage and leakage.	Agreed
XVIII.	Ambient noise level should confirm to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Ambient air and Noise reports attached as Annexure VII.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be	Noted



	decided with in consultation with Maharashtra pollution Control board	
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbances to surroundings	Agreed
b)	Operation Phase	
I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Agreed
II.	E- Waste shall be disposed through authorized vendor as per E-waste (Management and Handling) Rules 2016.	Agreed, E-waste will be disposed through the authorized vendor.
III.	a) The installation of Sewage Treatment plant should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment Dept. before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage/Liquid waste and explore the possibility to recycle at least 50 % of water, Local Authority should ensure this.	STP of 150 KLD is commissioned with FAB technology & STP of 210 KLD capacity is installed with MBBR technology. STP outlet report is attached as Annexure VIII
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area of gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above	Agreed,



	said environmental infrastructure is installed and made functional including water requirement.	
V.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Agreed
VII.	PP to provide adequate electric charging points for electric vehicles (EVs)	Agreed
VIII.	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Agreed
IX.	A separate environment management cell with qualified staff shall be set up for the implementation of the stipulated environmental safeguards.	Noted
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise-break-ups. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for the other purposes.	Noted
XI.	The project management shall advertize at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded EC and copies of EC letter are available with Maharashtra Pollution Control Board and may also be available at website at http://parivesh.nic.in	Advertisement is attached as Annexure IX.
XII.	Project proponent should submit half yearly compliance reports in respect of the stipulated prior Environmental Clearance terms and conditions in hard	Noted



	& soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	
XIII.	A copy of the EC letter shall be sent by proponent to the concerned Municipal corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the PP.	Noted
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of the monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the regional office of MoEF, the respective Zonal office of CPCB and 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.	Noted
c)	General EC Conditions	
I.	PP has to abide by the conditions stipulated by SEAC & SEIAA	Agreed
II.	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control board under Air and Water Act and a copy shall be submitted to the Environment Department before start of any construction work at the site.	Yes, Revalidation of Consent to Establish certificate vide no. Format 1.0/CC/UAN No. 0000138092/CE/2211000984 dated 14/11/2022 is attached as Annexure X
III	Under the provision of Environment (Protection) act 1986, legal action shall be initiated against the project proponent if it was found that construction of project had started without obtaining Environmental Clearance.	Environmental clearance is received vide EC identification No. EC22B038MH110633 dated. 12/05/2022. Attached as Annexure II
IV.	The Project Proponent shall also submit six monthly reports on the status of the compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional office of MoEF, the respective	Agreed



	Zonal office of CPCB and SPCB	
V.	The environmental statement for each financial year ending 31 st March in form-V as in mandated to be submitted by the PP to the concerned SPCB as prescribed under the Environment Protection Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Agreed
VI.	No further expansion or modifications other than mentioned in the EIA notification 2006 and its amendments shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh clearance should be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required if any.	Agreed
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the national Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild Life clearance granted to the project which will be considered separately on merit.	Noted
4.	The Environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that PP has not violated any environmental laws in the past and whatever decision under EP act of the Hon'ble court will be binding on the PP. hence this clearance does not give immunity to the PP in the case filed against him, if any or action initiated under EP Act	Agreed
5	This environmental clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at	Agreed



	site.	
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the EC without any intimation and initiate appropriate legal action under EP Act, 1986	Agreed
7	Validity of EC: The environmental clearance accorded shall be valid as per EIA Notification 2006 amended time to time	Noted
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, The Environment Protection Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public liability Insurance Act, 1991 and its amendments.	Noted
9	Any appeal against this EC shall lie with the National Green Tribunal, (Western Zone Bench, Pune) New Administrative Building, 1 st Floor D-wing, opposite Council Hall, Pune, if preferred, within 30 days as prescribed under section 16 of the National Green Tribunal Act 2010.	Noted

Thanking You,

Yours Faithfully,

For Mahanagar Realty




Authorized Signatory

Monitoring the implementation of Environmental Safeguards

Ministry of Environment, Forest & Climate Change

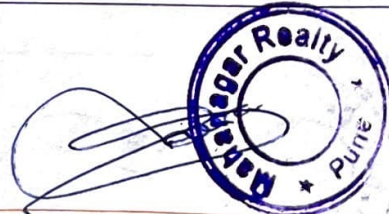
Regional Office (West Central Zone), Nagpur

Monitoring Report

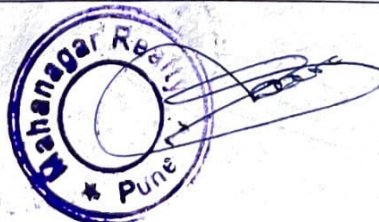
Part - I

Data Sheet

1.	Project Type: River-valley / Mining / Industry /Thermal / Nuclear / Other (Specify)	Housing Project
2.	Name of the project	"Ishanya" Residential cum Commercial Construction Project
3.	Clearance Letter (s) / OM No. and date	EC identification No. EC22B038MH110633 dated. 12/05/2022.
4.	Location a. District (s) b. State (s) c. Latitude d. D. Longitude	a. Pune b. Maharashtra c. 18°28'13.16"N d. 73°51'30.72" E
5.	Address for correspondence a. Address of concerned Project chief Engineer (with pin code & Telephone/Numbers) & Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. Asif Lukade Add. Survey No.19A/3A, Dhankawadi, Satara Road, Pune-411043. Phone no. 9763726110 Mr. Ismail Shaikh: Add. Survey No.19A/3A, Dhankawadi, Satara Road, Pune-411043. Phone no-8888872375



6.	<p>Salient Features</p> <p>a. Of the Project</p> <p>b. Of the Environmental Management Plan</p>	<p>a. Salient features</p> <p>Location: CTS No. 373 (pt), 375,376,377(pt), 378 (pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune</p> <p>Total Plot area: 23734 m²</p> <p>Total Proposed built up area: 1,15,100.00m²</p> <p>Water requirement:</p> <p>Total : 369 KLD</p> <p>Fresh: 220 KLD</p> <p>Recycled: 169KLD</p> <p>Source: Pune Municipal corporation</p> <p>STP capacity: 150CMD, 210 CMD</p> <p>Rain water Harvesting: Recharge pits - 15Nos.</p> <p>Wet waste: 675 Kg/day</p> <p>Dry Waste: 461kg/day</p> <p>b. Project proponent to form Environmental Management cell to deal with the Environment Related Issue.</p>
7.	<p>Breakup of the project area</p> <p>a. Submergence Area: Forest & Non Forest</p> <p>b. Others</p>	<p>Not applicable</p>
	<p>a. Total Plot Area</p>	<p>23734.00 sq.m</p>
	<p>b. Built – up Area</p>	<p>115406.00 sq. m</p>
	<p>c. Open Space Available</p>	<p>2760.90 sq.m</p>
	<p>d. Green Belt Area (Landscape)</p>	<p>9639.00 sq.m</p>
8.	<p>Breakup of the project affected population with enumeration of those losing houses/dwelling units & landless laborers/artisan</p> <p>a. SC, ST/Adivasis</p> <p>b. Others</p> <p>(Please indicate whether these figures are based on any scientific and systematic survey</p>	<p>Not Applicable</p>



	carried out gives details and years of survey.)	
9.	Financial Details <ol style="list-style-type: none"> Project costs as originally planned & subsequent revised estimates and the year of price reference. Allocations made for Environmental Management Plan with item wise & year wise breakup. Benefit Cost Ratio / Internal rate of return and the year of assessment. Whether (c) includes the cost of Environmental Management as shown in the above. Actual Expenditure incurred on the Project so far Actual Expenditure incurred on the Environmental Management Plan so far. 	<ol style="list-style-type: none"> Rs. 262.04 Cr. Rs. 327.25 Lakhs (Attached as Annexure A) Not Applicable Not Applicable Rs. 187.02 Cr. Rs. 39.43 Lakhs
10.	Forest Land Requirement <ol style="list-style-type: none"> The status of approval for diversion of forestland for non-forestry use The status of Clearing felling The status of Compensatory Afforestation programme in the light of actual field experience. 	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	Status of construction <ol style="list-style-type: none"> Date of commencement (Actual and/or Planned) Date of completion (Actual and/or Planned) 	<ol style="list-style-type: none"> CC/1823/11 Dated-22/08/2011 30/12/2026
13.	Reasons for the delay if the project is yet to start	Not Applicable



14.	Dates of site visits a. The dates on which the project was monitored by Regional office on previous occasions, if any b. Date of site visit for this monitoring report	No site visit done so far
15.	Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit. (The monitoring report may obtain the details of all the later reports may cover only the letters issued subsequently)	Not Applicable
Letter From RO		Reply from PA

Thanking You,

Yours Faithfully,

For Mahanagar Realty



Authorized Signatory



Annexure I – Undertaking Certificate

Date: 16th April 2022

To
Member Secretary
State level Environmental Impact Assessment Authority [SEIAA], Maharashtra
Room No. 217, Annex Building
Mantralay,
Mumbai- 400 032

Undertaking

We are in the process of Construction of a Project CTS No. 373 (Part), 375,376,377 (Part), 378 (Part), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune- 411043 by Mahanagar Realty. We hereby Undertake that Total Built Up Area submitted on ECMPCB Web Portal (vide proposal no. SEIAA - STATEMENT – 0000001550) and on Parivesh Web Portal (Portal vide No. SIA/MH/MIS/249450/2022) are same and there is no deviation within these two applications.

We also undertake that there is no change in project profile appraised by SEAC and SEIAA earlier and no extra construction is done.

Yours faithfully,
For, Mahanagar Realty



Authorized signatory



**Annexure II – Environmental Clearance
copy**

ENVIRONMENTAL
CLEARANCE

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

To,

The Director

MAHANAGAR REALTY

CTS no. 373 (pt),375,376,377(pt),378(pt),S. no.19A/3A,Dhankawadi
Satara road Pune -411043

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/249450/2022 dated 01 Jan 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH110633
2. File No.	SIA/MH/MIS/249450/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential cum commercial construction project
7. Name of Company/Organization	MAHANAGAR REALTY
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 12/05/2022

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

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

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PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive,
 and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/249450/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Mahanagar Realty,
CTS No. 373 (Part), 375,376,377(Part), 378 (Part),
Survey No. 19A/3A, Dhankawadi,
Satara Road, Pune.

Subject : Environment Clearance for Residential cum commercial Construction project at CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune by M/s. Mahanagar Realty

Reference : Application no. SIA/MH/MIS/249450/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 135th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/249450/2022	
2	Name of Project	Residential cum commercial Construction project at Dhankawadi by Mahanagar Realty	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mahanagar Realty
		Registered office address	San Mahu Complex, 6th floor, 5 Bund Garden Road, Opp. Poona Club, Pune -411001
		Contact Number	020- 66006306
		e-mail	asif.lukade@goelgangadevelopments.com
6	Consultant	As the EMP was prepared by PP and appraised by SEAC for total proposal, no fresh EMP and appointment of consultant is required.	
7	Applied for	Balance EC	
8	Details of previous EC	Previous EC vide no. SEIAA-EC-0000002007Dated 14/09/2019	
9	Location of the project	CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3ADhankawadi, Satara Road,	

		Pune- 411043					
10	Latitude and Longitude	Latitude :18°28'13.16"N Longitude: 73°51'30.72"E					
11	Total Plot Area (m2)	23734					
12	Deductions (m2)	1125					
13	Net Plot area (m2)	22609					
14	Proposed FSI area (m ²)	82551.42					
15	Proposed Non FSI area (m ²)	32548.58					
16	Total BUA (m ²)	1,15,100.00					
17	TBUA (m2) approved by Planning Authority till date	94945.38SQM as per the sanction plan no. CC/2430/2018 dated 2 nd November 2018 and 1,15,100 sqm as per IOD vide no. . CC/3706/2021 dated 24/02/2022					
18	Ground coverage (sqm) & %	9240 sqm					
19	Total Project Cost (Rs.)	262.04 Cr					
20	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
CER Activity will be done as and if required as directed by SEAC.							
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						
	Previous EC/Existing Building			Proposed Configuration			Reason for Modification /Change
	Bldg. Name	Configura tion	Ht. (m)	Bldg. Name	Configur ation	Ht. (m)	
	A	3B +P+21	69.70	A	3B + P +21	69.70	No Change
	B	3B+P+21	69.70	B	3B + P +21	69.70	
	C	3B+P+21	69.70	C	3B + P +21	69.70	
	D	1B+G +Mezz + 5P+29	99.90	D	1B+G +Mezz+ 5P +26	99.83	Changes due to changed market situation
	Commercial at Building D	Part of Bldg D	6.00	Commercial at Building D	Part of Bldg D	6.00	No Change
	Community Prayer Hall	G	12.43	Community Prayer Hall	G	12.43	No Change

22	Total No. of Tenements	479 tenements + 9 Shops			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	220	Fresh Water	220
		Recycled	169	Recycled	111
		HVAC	0	HVAC	0
		Swimming pool	6	Swimming Pool	6
		Flushing	111	Flushing	111
		Total	369	Total	331
		Wastewater generation	309	Wastewater generation	309
24	Water Storage Capacity for Firefighting / UGT	UGT - Domestic water tank :371.40 KL Fire water tank : 300 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground Water	Pre-Monsoon- 10.00 m Post-Monsoon- 3-5 m		
		Size and no of RWH tank(s) and Quantity:	NA as no tank is proposed		
		Quantity and size of recharge pits:	15, Size- 0.2 m X 0.9 M		
		Details of UGT tanks if any:	As per point no. 24		
27	Sewage and Waste water	Sewage Generation (CMD)	319 CMD		
		STP technology	MBBR		
		Capacity of STP (CMD)	150 CMD and 210 CMD		
28.	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal	
		Dry Waste	16 KG	Through authorized vendor	
		Wet waste	24 kg	Organic waste composter	
		Construction	1% of	For filling on same site	

		waste	raw material	
29.	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal
		Dry Waste Kg/day	461	Through authorized vendor
		Wet waste Kg/day	675	Organic waste composter
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E- waste Kg/year	1336	Through authorized vendor
		STP sludge Kg/day	19	Organic waste composter
30.	Green Belt Development	Total RG area (m2)		2760.90
		Existing trees on plot		44
		Number of trees to be planted		376
		Number of trees to be cut		16
		Number of trees to be transplanted		15
31.	Power requirement	Source of power supply		MSEDCL
		During Construction Phase (Demand Load)		75 KW
		During Operation phase (Connected load)		5609 KW
		During Operation phase (Demand load)		2551 KW
		Transformer		630 KVA X 4 Nos.
		DG set		400 KVA X 1 Nos.
		Fuel Used		Diesel
32.	Details of Energy Savings	Details		Savings (KWH/annum)
		Solar PV panels		102600
		Timer Logic Controller		131291
		Electronic V3F drive for lifts		114362

		Solar Water Heater	501120		
33	Environmental Management plan budget during construction phase	Type	Details	Cost (lakhs)	
		Capital	Erosion control, Site Safety, Site Sanitation, Disinfection & Health check up, Environmental Monitoring	10.0	
		O & M cost	Erosion control Site Safety Site Sanitation Disinfection & Health check up Environmental Monitoring	1.0	
34	Environmental Management plan budget during construction phase	Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
		Storm Water	Network upto final disposal point		
		Sewage Treatment	Installation of STP	94.00	18.00
		Water treatment	Disinfection treatment	--	--
		RWH	Bore holes and pits	11.00	1.00
		Swimming pool	Construction & Equipment		
		Solid waste	OWC Machine	25.00	12.36
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and Maintenance	64.00	3.70
		Energy Saving	Solar Equipment	124.0	7.9
		Environmental Monitoring	Monitoring and analysis of air, water, soil & noise	-	1.60

		Disaster Management plan	Fire Fighting System	178.0	9.40
35.	Traffic Management	Type	Required as per DCR	Provided	Area of parking (m ²)
		4-Wheeler	909	1094	13675
		2-Wheeler	1245	1550	3100
		Bicycles	685	691	691
36	Details of Court cases/litigations w.r.t. the project and project location if any	Attached as Annexure			

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide letter dated 14/9/2019 for total BUA 94945.38 Sqm. Proposal has been considered by SEIAA in its 242nd (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the undertaking regarding there is no change in project.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 82551.2 m², Non-FSI- 32522.76 m², Total BUA- 115073.96 m². (Plan approval-CC/3706/21, dated-29.02.2022).

General Conditions:

a) Construction Phase :-

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

Control Board.

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

- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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


the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 Manisha Patankar Mhaiskar
 (Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Manisha Patankar Mhaiskar
 Member Secretary

Date: 5/12/2022 6:43:33 AM

Annexure III – Drinking water Facility

Labour camp & Facilities



Labour Camp



Mobile Toilet



Drinking Water

Annexure IV – Water Analysis Report



ULR-TC550922000018697F

TEST REPORT

Sample ID : W/11/22/0559	Report No. W/11/22/0559	Report Date	06/12/2022
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Water (Drinking Water)
Sampling Location	Corporation Water-Tap	Date - Sampling	28/11/2022
Sample Quantity / Packing	2 L x 1 no. plastic can 250 ml x 1 no. sterile bottle	Date - Receipt of Sample	29/11/2022
Sampling Procedure	IS 1622:1981 & IS 3025(Part I):1987 & APHA 23rd Ed.2017, 1060 B,1-40, 9060 A,9-36 & 9060 B,9-39 & ISO 19458:2006	Date - Start of Analysis	29/11/2022
Order Reference	W.O. No. Wo-Naksha-Con1-2021-22-CON-9 dated 06.01.2022	Date - Completion of Analysis	05/12/2022

Sr.No.	Parameter	Result	IS 10500:2012	Unit	Method
Chemical Testing; Group: Water, Residues in Water					
Organoleptic and Physical Parameters					
1	Colour	1	Max. 5	Hazen units	IS 3025 (Part 4):1983
2	Odour	Agreeable	Agreeable	-	IS 3025 (Part 5):2018
3	pH value	7.15	6.5-8.5	-	IS 3025 (Part II): 1983
4	Turbidity	BLQ (LOQ:0.2)	Max.1	NTU	IS 3025 (Part 10):1984
5	Total Dissolved Solids	88	Max.500	mg/L	IS 3025 (Part 16): 1984
General Parameters concerning substances undesirable in excessive amounts					
6	Aluminium (as Al)	BLQ (LOQ:0.025)	Max.0.03	mg/L	IS 3025 (Part 55):2003
7	Ammonia (as NH ₃ -N)	BLQ (LOQ:0.1)	Max. 0.5	mg/L	APHA, 23rd Ed., 4500 NH ₃ . F, 4-119: 2017
8	Anionic Detergents (as MBAS, Calculated as LAS, mol.wt. 288.38)	BLQ (LOQ:0.1)	Max.0.2	mg/L	APHA, 23rd Ed.:2017,5540-B&C.5-53 & 5-55
9	Barium (as Ba)	BLQ (LOQ:0.1)	Max. 0.7	mg/L	IS 3025 (Part 2): 2019 / ISO 11885: 2007
10	Boron (as B)	BLQ (LOQ:0.1)	Max.0.5	mg/L	IS 3025 (Part 57):2003
11	Calcium (as Ca)	12	Max.75	mg/L	IS 3025 (Part 40): 1991
12	Chloramines (as Cl ₂)	BLQ (LOQ:0.05)	Max. 4.0	mg/L	APHA, 23rd Ed., 4500-Cl-G, 4-72
13	Chloride (as Cl)	11	Max.250	mg/L	IS 3025 (Part 32):1988
14	Copper (as Cu)	BLQ (LOQ:0.02)	Max 0.05	mg/L	IS 3025 (Part 2): 2019 / ISO 11885: 2007
15	Fluoride (as F)	0.05	Max.1.0	mg/L	IS 3025 (Part 60):2008
16	Free Residual Chlorine	0.4	Min.0.2	mg/L	APHA, 23rd Ed.,4500-Cl-G, 4-72
17	Iron (as Fe)	0.236	Max. 1.0	mg/L	IS 3025 (Part 2): 2019 / ISO 11885: 2007
18	Magnesium (as Mg)	8.26	Max.30	mg/L	IS 3025 (Part 46): 1994
19	Manganese (as Mn)	0.157	Max 0.1	mg/l	IS 3025 (Part 2): 2019 / ISO 11885:2007
20	Mineral Oil	BLQ (LOQ:1)	Max.1.0	mg/L	APHA, 23rd Ed.,5520:2017
21	Nitrate (as NO ₃)	1.19	Max.45	mg/L	APHA, 23rd Ed., 4500- NO ₃ . B-4-127: 2017

Divya Sharma

Divya Sharma
Technical Manager (Biological)
Reviewed & Authorised by

Kavita Shewale

Kavita Shewale
Section In-Charge (Chemical)
Reviewed & Authorised by

ULR-TC550922000018697F

Sample ID : W/11/22/0559	Report No. W/11/22/0559	Report Date	06/12/2022
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Sr.No.	Parameter	Result	IS 10500:2012	Unit	Method
22	Phenolic compounds(as C ₆ H ₅ OH)	BLQ (LOQ:0.001)	Max 0.001	mg/L	Clause 6 of IS 3025(Part 43):1992
23	Selenium (as Se)	BLQ (LOQ:0.005)	Max 0.1	mg/L	IS 3025 (Part 2): 2019 / ISO 11885: 2007
24	Silver (as Ag)	BLQ (LOQ:0.005)	Max 0.01	mg/L	IS 3025 (Part 2):2019/ISO 11885:2007
25	Sulphate (as SO ₄)	4.3	Max.200	mg/L	IS 3025 (Part 24): 1986
26	Sulphide (as H ₂ S)	BLQ (LOQ:0.025)	Max.0.05	mg/L	IS 3025 (Part 29):1986
27	Total Alkalinity (as CaCO ₃)	57.5	Max.200	mg/L	IS 3025(Part 23): 1986
28	Total Hardness (as CaCO ₃)	64	Max.200	mg/L	IS 3025 (Part 21): 1983
29	Zinc (as Zn)	0.122	Max 5	mg/L	IS 3025 (Part 2): 2019 / ISO 11885: 2007

Biological Testing; Group: Water

Bacteriological Parameters

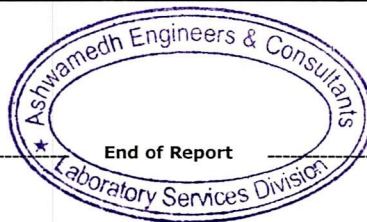
30	<i>Escherichia coli</i>	Absent	Not Detectable	/100 ml	IS 15185: 2016
31	Total Coliforms	Absent	Not Detectable	/100 ml	IS 15185:2016

BLQ: Below Limit of Quantification, LOQ: Limit of Quantification

Remark: The analysed Water Sample results conform with Acceptable Limit as per IS 10500:2012 [With Amendment No.1,2,3 and 4] Standard with respect to the parameters tested, without applying measurement uncertainty (wherever applicable).

Divya Sharma

Divya Sharma
Technical Manager (Biological)
Reviewed & Authorised by



Kavita Shewale

Kavita Shewale
Section In-charge (Chemical)
Reviewed & Authorised by



Note:

1. The result listed refer only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. In case sampling is not done by laboratory, the results apply to the sample as received.
4. There are no additions to, deviations or exclusions from the method.
5. Statement of conformity is based on the decision rule applied.



Annexure V - Soil Analysis Report

TEST REPORT

Sample ID : S/11/22/0347	Report No. S/11/22/0347	Report Date	06/12/2022
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Soil
Sample Location	Project site	Date - Sampling	28/11/2022
Sample Quantity / Packing	1 kg x 1 no. paper bag	Date - Receipt of Sample	29/11/2022
Sampling Procedure	AEC/SAM/37	Date - Start of Analysis	29/11/2022
Order Reference	W.O. No. WO-Naksha-con1-2021-22-CON-9 dated 06.01.2022	Date - Completion of Analysis	05/12/2022

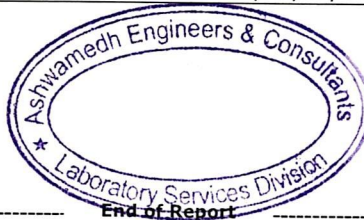
Sr. No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (1:5 suspension)	8.07	-	FAO, Sec. III, I, Page no.65
2	Electrical Conductivity (1:5 suspension, 25°C)	0.1665	mmho/cm	FAO, Sec. III, 5, Page no. 85
3	Organic Carbon	0.38	%	FAO, Sec. III, 3, Page no.73
4	Total Nitrogen (as N)	75.4	mg/kg	FAO, Sec III, 4, Page No. 78
5	Total Phosphorous (as P)	129	mg/kg	FAO, Sec. III, 12-1, Page no.157
6	Total Potassium (as K)	122	mg/kg	USEPA/SW 846/7000B
7	Manganese (as Mn)	1165	mg/Kg	USEPA/SW 846/7000B
8	Boron (as B)	20.8	mg/kg	USEPA/SW 846/6010C
9	Copper (as Cu)	122	mg/kg	USEPA/SW 846/7000B
10	Iron (as Fe)	46843	mg/kg	USEPA/SW 846/7000B
11	Zinc (as Zn)	68.8	mg/kg	USEPA/SW 846/7000B

Note: All results are on air dry basis.

FAO: Food & Agriculture Organization, United Nations.

Sample ID S/11/22/0347 bears two Test Reports - S/11/22/0347 and S/11/22/0347N


Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



End of Report

Note:

1. The result listed refer only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. In case sampling is not done by laboratory, the results apply to the sample as received.
4. There are no additions to, deviations or exclusions from the method.





Ashwamedh

Engineers & Consultants

Laboratory Services Division

1050

Ashwamedh Engineers & Consultants
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Indira Nagar, Nashik - 422009, Maharashtra, India
(Near Guru Gobind Singh School, Near Pandav Nagari,
Turn at Sai Mandir Chowk / Samrat Sweet Turning)

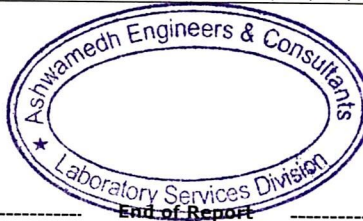
sales@ashwamedh.net +91-253-2392225

TEST REPORT

Sample ID : S/11/22/0347	Report No. S/11/22/0347N	Report Date	06/12/2022
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Soil
Sample Location	Project site	Date - Sampling	28/11/2022
Sample Quantity / Packing	1 kg x 1 no. paper bag	Date - Receipt of Sample	29/11/2022
Sampling Procedure	AEC/SAM/37	Date - Start of Analysis	29/11/2022
Order Reference	W.O. No. WO-Naksha-con1-2021-22-CON-9 dated 06.01.2022	Date - Completion of Analysis	05/12/2022

Sr. No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	Calcium (as Ca)	1.49	%	USEPA/SW 846/BOIOC
Note: All results are on air dry basis. FAO: Food & Agriculture Organization, United Nations. Sample ID S/11/22/0347 bears two Test Reports - S/11/22/0347 and S/11/22/0347N				

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



End of Report

Note:

1. The result listed refer only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. In case sampling is not done by laboratory, the results apply to the sample as received.
4. There are no additions to, deviations or exclusions from the method.



Annexure VI - DG set reports

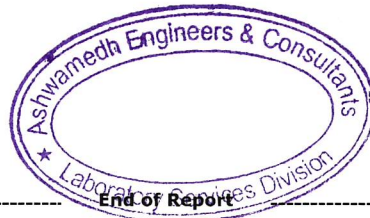


STACK EMISSION MONITORING REPORT

Sample ID : SA/06/23/0337	Report No. SA/06/23/0337	Report Date	17/06/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Stack Emission
Sample Quantity / Packing	PM: 1 no. thimble SO ₂ : 30 ml x 1 no. plastic bottle NO ₂ : 25 ml x 1 no. plastic bottle	Date - Sampling	10/06/2023
		Date - Receipt of Sample	13/06/2023
Sampling Procedure	IS 11255 (Part 1):1985, (Part 2):1985, (Part 3):2008, (Part 7):2005	Date - Start of Analysis	13/06/2023
Order Reference	W.O. No. Wo-Naksha-con1-2021-22-CON-9 dated 06.01.2022	Date - Completion of Analysis	16/06/2023
Stack Details			
~ Stack Identity	200 KVA D G Set		
~ Stack attached to	200 KVA D G Set		
~ Material of construction	MS		
~ Stack height above ground level	5 m		
~ Stack diameter	0.15 m		
~ Stack shape at top	Round		
~ Type of Fuel	Diesel		
~ Fuel Consumption	20 L/h		
Parameter	Result	Unit	Method
Chemical Testing; Group: Atmospheric Pollution			
Flue Gas Temperature	109	°C	IS 11255 (Part 3):2008
Flue Gas Velocity	6.74	m/s	IS 11255 (Part 3):2008
Flue Gas Flow Rate	325	Nm ³ /h	IS 11255 (Part 3):2008
Particulate Matter (PM)	14	mg/Nm ³	IS 11255 (Part 1):1985
Sulphur Dioxide (SO ₂)	5.33	mg/Nm ³	IS 11255 (Part 2):1985
Sulphur Dioxide (SO ₂)	0.04	kg/d	IS 11255 (Part 2):1985
Oxides of Nitrogen (NO ₂)	16.1	mg/Nm ³	IS 11255 (Part 7):2005

B. Shewale

Kavita Shewale
Section In-charge (Chemical)
Reviewed & Authorised by



End of Report

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4. There are no additions to, deviations or exclusions from the method.

Disclaimer

Information is supplied by the customer (~) and can affect the validity of results.





NOISE LEVEL MEASUREMENT REPORT

Sample ID: N/06/23/3222	Report No.: N/06/23/3222N	Report Date	15/06/2023
Name and Address of Customer	Mahanagar Realty Site-Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Monitoring Done By	Laboratory	Sample Description /Type	DG Noise
Order Reference	As per WO Ref. No.: WO-Naksha-con1-2021-22-CON-9 dated on 06.01.2022	Date-Monitoring	10/06/2023

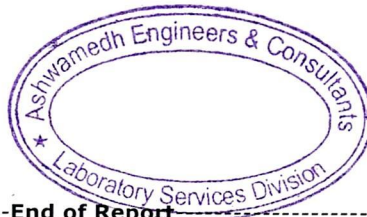
Chemical Testing; Group: Atmospheric Pollution

Sr. No.	Location	Time (h)	Sound Level dB (A) Fast Response				Difference
			A	Inside	B	Outside	
1.	DG SET 200 KVA	12:00	A1	99.6	A2	74.1	25.5
		12:05	B1	95.6	B2	70.4	25.2
		12:10	C1	96.7	C2	71.4	25.3
		12:15	D1	94.9	D2	69.7	25.2
			Average	96.7	Average	71.4	25.3

Note: Standards as per MPCB Consent Condition 25 dB (A) insertion Loss.

Ninad Soundankar

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



-----End of Report-----

Note:

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**Annexure VII - Ambient Air & Noise
Reports**



AMBIENT AIR QUALITY MONITORING REPORT

Sample ID : AA/06/23/0336	Report No. AA/06/23/0336	Report Date	17/06/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Ambient Air
Sampling Location	Near Site Office	Date - Sampling	10/06/2023 to 11/06/2023
Sample Quantity / Packing	PM ₁₀ , Bap, Metals: 1 x 3 no. filter paper PM _{2.5} : 1 x 1 no. filter paper SO ₂ , NO ₂ : 30 ml x 6 no. plastic bottle each NH ₃ : 10 ml x 24 no. plastic bottle Ozone: 10 ml x 1 no. plastic bottle C ₆ H ₆ : 1 x 6 no. charcoal tubes CO: 1 x 1 no. bladder	Date - Receipt of Sample	13/06/2023
Sampling Procedure	As per method reference	Date - Start of Analysis	13/06/2023
Order Reference	W.O. No. Wo-Naksha-con1-2021-22-CON-9 dated 06.01.2022	Date - Completion of Analysis	17/06/2023

Meteorological Data / Environmental Conditions

Average Wind Velocity 5 km/h	Wind Direction W	Relative Humidity (Max./Min.): 78/40%	Temperature (Max./Min.): 37/26°C	Duration of Survey 24 h
---------------------------------	---------------------	--	-------------------------------------	----------------------------

Parameter	Result	NAAQS# 2009	Unit	Method
Chemical Testing; Group: Atmospheric Pollution				
Sulphur Dioxide (SO ₂)	7.16	80	µg/m ³	IS 5182 (Part 2): 2001
Nitrogen Dioxide (NO ₂)	6.61	80	µg/m ³	IS 5182 (Part 6): 2006
Particulate Matter (size less than 10 µm) or PM ₁₀	53	100	µg/m ³	IS 5182 (Part 23):2006
Particulate Matter (size less than 2.5µm) or PM _{2.5}	12	60	µg/m ³	CPCB Guideline. Volume I,36/2012-13, Page No.15:2013
Ozone (O ₃)	BLQ (LOQ:19.6)	180	µg/m ³	Methods of Air Sampling and Analysis (AWMA), 3rd Ed., Method 411,Page no. 403 :1988
Lead (as Pb)	BLQ (LOQ:0.02)	1	µg/m ³	EPA/625/R-96/D10 a Compendium Method 10-3.1 & 3.2
Carbon Monoxide (CO)	1.85	4	mg/m ³	CPCB Guidelines, Volume II, 37/2012-13, Page no.16: 2013
Ammonia (NH ₃)	BLQ (LOQ:20)	400	µg/m ³	CPCB Guidelines, Volume I,36/2012-13, Page No.35: 2013
Benzene (C ₆ H ₆)	1.50	5	µg/m ³	IS 5182 (Part II) : 2006
Benzo (a) pyrene (BaP) Particulate Phase only	BLQ (LOQ:0.2)	1	ng/m ³	IS 5182 (Part I2): 2004
Arsenic (as As)	BLQ (LOQ:0.3)	6	ng/m ³	EPA/625/R-96/D10 a Compendium Method 10-3.1 & 3.4
Nickel (as Ni)	BLQ (LOQ:3)	20	ng/m ³	EPA/625/R-96/D10 a Compendium Method 10-3.1 & 3.2

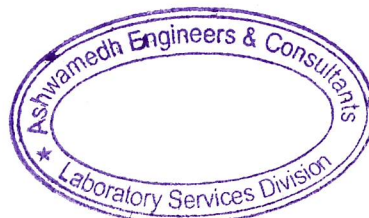
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification

TWA : Time Weighted Average

: NAAQS (National Ambient Air Quality Standards (Industrial, Residential, Rural and other Area) specified as: 24 hours TWA in case of Sulphur Dioxide, Nitrogen Dioxide, PM10, PM2.5, Lead and Ammonia, 1 hour TWA in case of Carbon Monoxide and Ozone, Annual TWA in case of Benzene, Benzo (a) Pyrene, Arsenic and Nickel.

Kavita Shewale

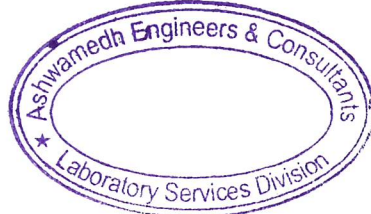
Kavita Shewale
Section In-Charge (Chemical)
Reviewed & Authorised by



Sample ID : AA/06/23/0336	Report No. AA/06/23/0336	Report Date	17/06/2023
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Kavita Shewale
Section In-charge (Chemical)
Reviewed & Authorised by



End of Report

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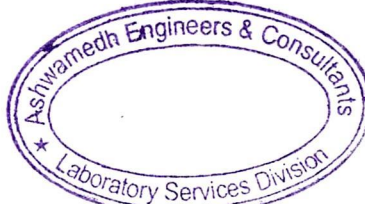


NOISE LEVEL MEASUREMENT REPORT

Sample ID: N/06/23/0347	Report No.: N/06/23/0347	Report Date	15/06/2023
Name and Address of Customer	Mahanagar Realty Site-Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Monitoring Done By	Laboratory	Sample Description /Type	Ambient Noise
Order Reference	As per WO Ref. No.: WO-Naksha-con1-2021-22-CON-9 dated on 06.01.2022	Date of Monitoring	10/06/2023

Chemical Testing; Group: Atmospheric Pollution				
Location	Time (h)	Results Noise Level dB (A) Fast Response	Results Noise Level dB (A) Slow Response	Method
A. Near Site Office	09:15	54.8	53.6	CPCB Protocol for Ambient Level Noise Monitoring, July AEC/C/SAP/SAM/358 36, Issue no.:4, Issue date 01.04.2018
	22:15	40.3	39.5	
Limits				
As Per the Noise Pollution (Regulation & Control) Rules, 2000 (Rules 3 (1) and 4(1))				
Area Type	Limits in dB (A) weighted scale			
	Day (6 a.m. to 10 p.m.)		Night (10 p.m. to 6 a.m.)	
Residential	55		45	


Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



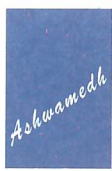
-----End of Report-----

Note:

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Annexure VIII - Effluent Report

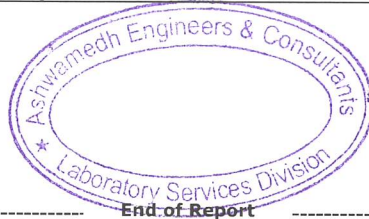


TEST REPORT

Sample ID : E/06/23/0159	Report No. E/06/23/0159	Report Date	20/06/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Untreated Sewage Effluent
Sampling Location	STP Inlet	Date -Sampling	12/06/2023
Sample Quantity / Packing	2 L x 1 no. plastic can 1 L x 1 no. glass bottle	Date - Receipt of sample	13/06/2023
Sampling Procedure	IS 3025 (Part 1):1987 Amds.1& APHA,23rd Ed.2017,1060 B,1-40	Date - Start of Analysis	13/06/2023
Order Reference	W.O. No. Wo-Naksha-con1-2021-22-CON-9 dated 06.01.2022	Date - Completion of Analysis	19/06/2023

Sr.No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (at 25°C)	6.78	-	IS 3025 (Part II):1983
2	Total Suspended Solids	32	mg/L	IS 3025 (Part I7):1984
3	Biochemical Oxygen Demand (3 days, 27°C)	62	mg/L	IS 3025 (Part 44):1993
4	Chemical Oxygen Demand	190	mg/L	APHA, 23rd Ed., 5220-B, 5-18
5	Total Dissolved Solids	490	mg/L	IS 3025 (Part 16):1984
6	Oil & Grease	BLQ (LOQ:1)	mg/L	APHA, 23rd Ed., 5520-B, 5-42
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification				

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



End of Report

Note:

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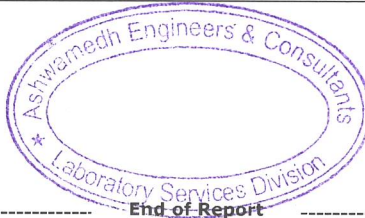


TEST REPORT

Sample ID : E/06/23/0160	Report No. E/06/23/0160	Report Date	20/06/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Treated Sewage Effluent
Sampling Location	STP Outlet	Date -Sampling	12/06/2023
Sample Quantity / Packing	2 L x 1 no. plastic can 1 L x 1 no. glass bottle	Date - Receipt of sample	13/06/2023
Sampling Procedure	IS 3025 (Part 1):1987 Amds.1& APHA,23rd Ed.2017,1060 B,1-40	Date - Start of Analysis	13/06/2023
Order Reference	W.O. No. Wo-Naksha-con1-2021-22-CON-9 dated 06.01.2022	Date - Completion of Analysis	19/06/2023

Sr.No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (at 25°C)	7.34	-	IS 3025 (Part II):1983
2	Total Suspended Solids	7	mg/L	IS 3025 (Part I7):1984
3	Biochemical Oxygen Demand (3 days, 27°C)	6	mg/L	IS 3025 (Part 44):1993
4	Chemical Oxygen Demand	20	mg/L	APHA, 23rd Ed., 5220-B, 5-18
5	Total Dissolved Solids	240	mg/L	IS 3025 (Part 16):1984
6	Oil & Grease	BLQ (LOQ:1)	mg/L	APHA, 23rd Ed., 5520-B, 5-42
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification				


Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



End of Report

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Annexure IX - Advertisement

Paper Advertisement

<p style="text-align: center;">जाहिर सूचना</p> <p>तमाम जनतेस सुचित करण्यात येते कि महानगर बिल्डर्स आणि डेव्हलपर्स प्रा. लि. पुणे यांच्या स. क्र. 373(pt), 375, 376, 377 (pt), 378 (pt), S.No.19A/3A, धनकवडी, सातारा रोड, पुणे - ४११ ०४३ येथील रहिवासी गृहप्रकाल्पास राज्य शासनाच्या पर्यावरणआघात मुल्यांकन प्राधिकरण, महाराष्ट्र यांच्या कडून पत्र क्र. SIA/ MH/MIS/ 249450/2022 दिनांक 12/05/2022. पर्यावरण विषयक परवानगी मिळाली आहे.</p> <p>हि परवानगी पर्यावरण आघात मुल्यांकन अधिसूचना नुसार देण्यात आलेली आहे. सदर परवानगीच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळ येथे उपलब्ध असून पर्यावरण विभाग महाराष्ट्र शासन यांच्या संकेतस्थळावर : http://parivesh.nic.in उपलब्ध आहेत.</p>	<p style="text-align: center;">Public Notice</p> <p>This is to inform the public in general that Mahanagar Realty have been accorded with the Environmental Clearance by State Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra for their construction project at CTS NO. 373(pt),375,376,377 (pt), 378 (pt), S.No.19A/3A, Dhankawadi,Satara Road,Pune-411043. Vide EC identification no. EC22B038MH110633 File no. SIA/ MH/MIS/249450/2022 dated 12/05/2022. This clearance is in accordance with the provisions of 'EIA Notification 2006.</p> <p>The copies of this letter are available with Maharashtra Pollution Control Board and may also be seen Department of Environment Government of Maharashtra website http://parivesh.nic.in</p>
--	---

Annexure X - Consent Certificate

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/S.S.I

No:- Format1.0/CC/UAN No.0000138092/CE/2211000984

Date: 14/11/2022

To,
 M/s Ishanya,
 CTS No. 373 (P), 375,376,377(P), 378(P),
 S. No. 19A/3A, Dhankawadi, Satara Road,
 Dhankawadi, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Revalidation of Consent to Establish for Residential & Commercial construction Project under Red Category

- Ref:**
1. Revalidation of Consent to Establish granted vide No. Format1.0/BO/JD(WPC)/UAN089687/CE/CC-2012001491 dtd. 31.12.2020
 2. Consent to Operate (Part-I) granted vide No. Format1.0/BO/JD(WPC)/UAN086949/CO/CC-2009000238 dtd. 04.09.2020
 3. Minutes of 15th Consent Committee Meeting of 2022-23 held on 13.09.2022

Your application NO. MPCB-CONSENT-0000138092

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

1. **The Consent to establish is granted for period up to Commissioning of the project or 30.04.2027 whichever is earlier**
2. **The capital investment of the project is Rs.102.31 Cr. (As per undertaking submitted by pp).**
3. **The Revalidation of Consent to Establish is valid for Residential & Commercial construction Project named as M/s Ishanya, CTS No. 373 (P), 375,376,377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara Road, Dhankawadi, Tal Haveli, Dist Pune on Total Plot Area of 23734 SqMtrs for proposed total construction BUA of 1,15 073.96 SqMtrs as per specific condition of EC granted dated 12.05.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 14.09.2019	23734.00	115406.00
2	Consent to Establish dtd 31.12.2020	23734.00	94945.38
3	Consent to Operate (Part-I) dtd 04.09.2020	23734.00	51677.34
4	Environmental Clearance dtd 12.05.2022	23734.00	115073.96

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

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	309	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG Set-400 kVA	01	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable	675 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Biodegradable	461 Kg/Day	Segregation	To Local Body
3	STP Sludge	19 Kg/Day	Dewatering	As manure

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

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

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

<i>Sr No</i>	<i>Type of Waste</i>	<i>Quantity</i>	<i>UoM</i>	<i>Disposal Path</i>
1	E Waste	1336.00	Kg/Annum	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide the Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/249450/ 2022 dtd.12.05.2022 for construction project on total Plot area 23734.00 Sq.Mtrs, & proposed total construction BUA 115073.96 Sq.Mtrs. as per specific condition of EC.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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021a8d2f

Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-14 10:59:57 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	204620.00	TXN2205000370	04/05/2022	Online Payment

Copy to:

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



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

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 360 CMD with MBBR technology for the treatment of 309 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	331.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-400 kVA	Acoustic Enclosure	4.00	Diesel 76 Ltr/Hr	1	SO ₂	36.48 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
-------------------------	---------------	------------------------

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	Existing/15 Days	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**Conditions during construction phase**

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Date: 24.06.2024

To
Ministry of Environment, Forest and Climate Change
Regional Office,
Ground floor, New Secretariat Building, Civil Lines,
Nagpur - 440001, Maharashtra.

Sub: Submission of six monthly compliance report for the expansion of residential construction project "Ishanya" atCTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune 411043.

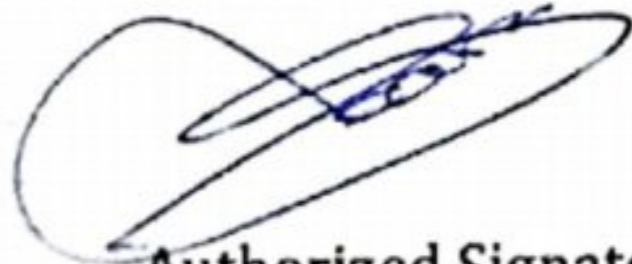
Ref: Environment Clearance letter of Maharashtra vide EC identification No. EC22B038MH110633 dated 12/05/2022.

Respected Sir,

1. We have proposed expansion of residential construction project "Ishanya" atCTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune-411043. We are submitting herewith the six monthly compliance for the months January 2024 to June 2024.

Thanking you

Yours Faithfully,
For Mahanagar Realty



Authorized Signatory



MAHANAGAR REALTY

ishanya GANGA

A higher view of life

Date:24.06.2024

To
Maharashtra Pollution Control Board
 Kalpataru Point, 3rd and 4th floor,
 Sion Matunga Scheme Road No. 8,
 Opp. Cine Planet Cinema,
 Near Sion Circle, Sion (E), Mumbai-400022

Sub: Submission of sixmonthly compliance report for the expansion of residential construction project "Ishanya" atCTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune 411043.

Ref: Environment Clearance letter of Maharashtra vide EC identification No. EC22B038MH110633 dated 12/05/2022.

Respected Sir,

We have proposed expansion of residential construction project "Ishanya" atCTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune-411043. We are submitting herewith the six monthly compliance for the months January 2024 to June 2024.

Thanking you

Yours Faithfully,
For Mahanagar Realty



Authorized Signatory



Site: S# 19A/3A, Pune-Satara Road, Pune - 411 042. Ph: +91 20 24365031-36 www.goelgangadevelopments.com
 H.O. : Ground Floor, San Mahu Complex, 5 Bund Garden Road, Pune - 411 001 Ph: +9120 26113701-03

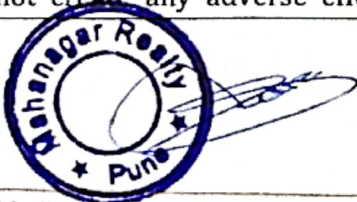


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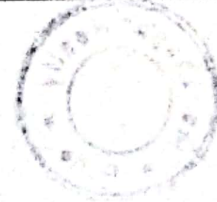
Compliance to the conditions stipulated in the Environmental Clearance issued by Ministry of Environment, Forest & Climate Change vide EC identification No.EC22B038MH110633 dated. 12/05/2022 for residential cum commercial construction project "Ishanya" at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune- 411043 by Mahanagar Realty.

Period of Report: January'2024 to June'2024

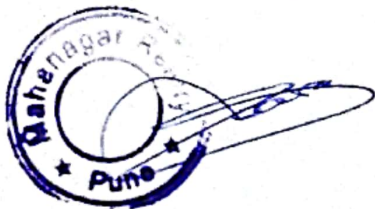
S.N.	Description	Present Status (Yes/No)
A)	SEAC - Specific Conditions	
1	PP to submit the undertaking regarding there is no change in project.	Attached as Annexure - I
B)	SEIAA - Specific Conditions	
1	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Agreed
2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Agreed
3	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Agreed
4	SEIAA after deliberation decided to grant EC for: FSI: 82551.2 m ² , Non-FSI: 32522.76 m ² and Total BUA: 115073.96 m ² (Plan approval- CC/3706/21, dated 29.02.2022.)	Environmental clearance is received vide EC identification No. EC22B038MH110633 dated. 12/05/2022. Attached as Annexure II
C)	General Conditions	
a)	Construction Phase	
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	All provisions for Solid waste management are properly done.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring	Agreed



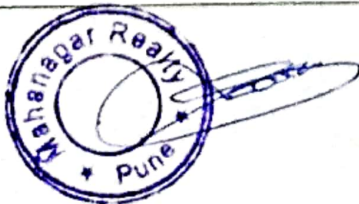
	communities and be disposed taking the necessary precautions or general safety and health aspects of people only in approved sites with the approval of competent authority.	
III.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms of necessary approvals of Maharashtra pollution control board.	No hazardous waste generated
IV.	Adequate drinking water and sanitary facilities should be provided to construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.	Yes, Photos of drinking water & sanitary facility are attached as Annexure III . Drinking water report is attached as Annexure IV
V.	Arrangement shall be made that wastewater and storm water do not get mixed up.	Yes, Agreed.
VI.	Water demand during construction shall be reduced by use of pre-mixed concrete, queering agents and other best practices.	Agreed
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No use of ground water in construction or operation phase
VIII.	Permission to draw and use ground water for construction of basement if any shall be obtained from competent authority prior to construction and operation of the project.	No extraction of ground water from well during construction & operational phase.
IX.	Fixtures for showers, toilet, flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor-based controls.	Agreed
X.	Energy Conservation Building Code shall be strictly adhere to	Agreed
XI.	All top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site	Agreed
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Agreed
XIII.	Soil and ground water samples will be tested to	Soil testing report is attached as



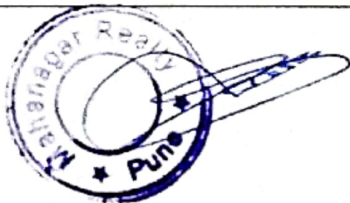
	ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.	Annexure V.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Area) Protection and preservation of Trees Act,1975 as amended during the validity of environment Clearance.	Noted
XV.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Yes. DG set report enclosed as Annexure VI.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Area) Protection and preservation of Trees Act,1975 as amended during the validity of environment Clearance.	Noted
XVII.	Vehicles hired for the transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage and leakage.	Agreed
XVIII.	Ambient noise level should confirm to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Ambient air and Noise reports attached as Annexure VII.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra pollution Control board	Noted



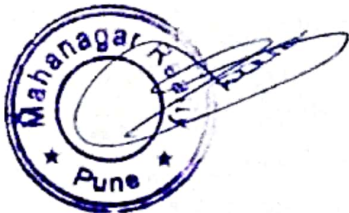
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbances to surroundings	Agreed
b)	Operation Phase	
I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Agreed
II.	E- Waste shall be disposed through authorized vendor as per E-waste (Management and Handling) Rules 2016.	Agreed, E-waste will be disposed through the authorized vendor.
III.	a) The installation of Sewage Treatment plant should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment Dept. before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage/Liquid waste and explore the possibility to recycle at least 50 % of water, Local Authority should ensure this.	STP of 150 KLD is commissioned with FAB technology & STP of 210 KLD capacity is installed with MBBR technology. STP outlet report is attached as Annexure VIII
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area of gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water	Agreed,



	requirement.	
V.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Agreed
VII.	PP to provide adequate electric charging points for electric vehicles (EVs)	Agreed
VIII.	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Agreed
IX.	A separate environment management cell with qualified staff shall be set up for the implementation of the stipulated environmental safeguards.	Noted
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise-break-ups. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for the other purposes.	Noted
XI.	The project management shall advertize at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded EC and copies of EC letter are available with Maharashtra Pollution Control Board and may also be available at website at http://parivesh.nic.in	Advertisement is attached as Annexure IX.
XII.	Project proponent should submit half yearly compliance reports in respect of the stipulated prior Environmental Clearance terms and conditions in	Noted



	hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	
XIII.	A copy of the EC letter shall be sent by proponent to the concerned Municipal corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the PP.	Noted
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of the monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the regional office of MoEF, the respective Zonal office of CPCB and 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.	Noted
c)	General EC Conditions	
I.	PP has to abide by the conditions stipulated by SEAC & SEIAA	Agreed
II.	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control board under Air and Water Act and a copy shall be submitted to the Environment Department before start of any construction work at the site.	Yes, Revalidation of Consent to Establish certificate vide no. Format 1.0/CC/UAN No. 0000138092/CE/2211000984 dated 14/11/2022 is attached as Annexure X
III	Under the provision of Environment (Protection) act 1986, legal action shall be initiated against the project proponent if it was found that construction of project had started without obtaining Environmental Clearance.	Environmental clearance is received vide EC identification No. EC22B038MH110633 dated. 12/05/2022. Attached as Annexure II
IV.	The Project Proponent shall also submit six monthly reports on the status of the compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-	Agreed



	mail) to the respective Regional office of MoEF, the respective Zonal office of CPCB and SPCB	
V.	The environmental statement for each financial year ending 31 st March in form-V as in mandated to be submitted by the PP to the concerned SPCB as prescribed under the Environment Protection Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Agreed
VI.	No further expansion or modifications other than mentioned in the EIA notification 2006 and its amendments shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh clearance should be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required if any.	Agreed
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the national Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild Life clearance granted to the project which will be considered separately on merit.	Noted
4.	The Environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that PP has not violated any environmental laws in the past and whatever decision under EP act of the Hon'ble court will be binding on the PP. hence this clearance does not give immunity to the PP in the case filed against him, if any or action initiated under EP Act	Agreed
5	This environmental clearance is issued purely from an environment point of view without prejudice to	Agreed



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

Thanking You,

Yours Faithfully,

For Mahanagar Realty



Authorized Signatory



Annexure I

Undertaking

Date: 16th April 2022

To
Member Secretary
State level Environmental Impact Assessment Authority [SEIAA], Maharashtra
Room No. 217, Annex Building
Mantralay,
Mumbai- 400 032

Undertaking

We are in the process of Construction of a Project CTS No. 373 (Part), 375,376,377 (Part), 378 (Part), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune- 411043 by Mahanagar Realty. We hereby Undertake that Total Built Up Area submitted on ECMPCB Web Portal (vide proposal no. SEIAA - STATEMENT – 0000001550) and on Parivesh Web Portal (Portal vide No. SIA/MH/MIS/249450/2022) are same and there is no deviation within these two applications.

We also undertake that there is no change in project profile appraised by SEAC and SEIAA earlier and no extra construction is done.

Yours faithfully,
For, Mahanagar Realty



Authorized signatory



Annexure II

Environmental Clearance

ENVIRONMENTAL
CLEARANCE

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

To,

The Director

MAHANAGAR REALTY

CTS no. 373 (pt),375,376,377(pt),378(pt),S. no.19A/3A,Dhankawadi
Satara road Pune -411043

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/249450/2022 dated 01 Jan 2022. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH110633
2. File No.	SIA/MH/MIS/249450/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential cum commercial construction project
7. Name of Company/Organization	MAHANAGAR REALTY
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 12/05/2022

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

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

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PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/249450/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Mahanagar Realty,
CTS No. 373 (Part), 375,376,377(Part), 378 (Part),
Survey No. 19A/3A, Dhankawadi,
Satara Road, Pune.

Subject : Environment Clearance for Residential cum commercial Construction project at CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune by M/s. Mahanagar Realty

Reference : Application no. SIA/MH/MIS/249450/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 135th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/249450/2022	
2	Name of Project	Residential cum commercial Construction project at Dhankawadi by Mahanagar Realty	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mahanagar Realty
		Registered office address	San Mahu Complex, 6th floor, 5 Bund Garden Road, Opp. Poona Club, Pune -411001
		Contact Number	020- 66006306
		e-mail	asif.lukade@goelgangadevelopments.com
6	Consultant	As the EMP was prepared by PP and appraised by SEAC for total proposal, no fresh EMP and appointment of consultant is required.	
7	Applied for	Balance EC	
8	Details of previous EC	Previous EC vide no. SEIAA-EC-0000002007Dated 14/09/2019	
9	Location of the project	CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3ADhankawadi, Satara Road,	

		Pune- 411043					
10	Latitude and Longitude	Latitude :18°28'13.16"N Longitude: 73°51'30.72"E					
11	Total Plot Area (m2)	23734					
12	Deductions (m2)	1125					
13	Net Plot area (m2)	22609					
14	Proposed FSI area (m ²)	82551.42					
15	Proposed Non FSI area (m ²)	32548.58					
16	Total BUA (m ²)	1,15,100.00					
17	TBUA (m2) approved by Planning Authority till date	94945.38SQM as per the sanction plan no. CC/2430/2018 dated 2 nd November 2018 and 1,15,100 sqm as per IOD vide no. . CC/3706/2021 dated 24/02/2022					
18	Ground coverage (sqm) & %	9240 sqm					
19	Total Project Cost (Rs.)	262.04 Cr					
20	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
CER Activity will be done as and if required as directed by SEAC.							
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						
	Previous EC/Existing Building			Proposed Configuration			Reason for Modification /Change
	Bldg. Name	Configura tion	Ht. (m)	Bldg. Name	Configur ation	Ht. (m)	
	A	3B +P+21	69.70	A	3B + P +21	69.70	No Change
	B	3B+P+21	69.70	B	3B + P +21	69.70	
	C	3B+P+21	69.70	C	3B + P +21	69.70	
	D	1B+G +Mezz + 5P+29	99.90	D	1B+G +Mezz+ 5P +26	99.83	Changes due to changed market situation
	Commercial at Building D	Part of Bldg D	6.00	Commercial at Building D	Part of Bldg D	6.00	No Change
	Community Prayer Hall	G	12.43	Community Prayer Hall	G	12.43	No Change

22	Total No. of Tenements	479 tenements + 9 Shops			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	220	Fresh Water	220
		Recycled	169	Recycled	111
		HVAC	0	HVAC	0
		Swimming pool	6	Swimming Pool	6
		Flushing	111	Flushing	111
		Total	369	Total	331
		Wastewater generation	309	Wastewater generation	309
24	Water Storage Capacity for Firefighting / UGT	UGT - Domestic water tank :371.40 KL Fire water tank : 300 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground Water	Pre-Monsoon- 10.00 m Post-Monsoon- 3-5 m		
		Size and no of RWH tank(s) and Quantity:	NA as no tank is proposed		
		Quantity and size of recharge pits:	15, Size- 0.2 m X 0.9 M		
		Details of UGT tanks if any:	As per point no. 24		
27	Sewage and Waste water	Sewage Generation (CMD)	319 CMD		
		STP technology	MBBR		
		Capacity of STP (CMD)	150 CMD and 210 CMD		
28.	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal	
		Dry Waste	16 KG	Through authorized vendor	
		Wet waste	24 kg	Organic waste composter	
		Construction	1% of	For filling on same site	

		waste	raw material	
29.	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal
		Dry Waste Kg/day	461	Through authorized vendor
		Wet waste Kg/day	675	Organic waste composter
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E- waste Kg/year	1336	Through authorized vendor
		STP sludge Kg/day	19	Organic waste composter
30.	Green Belt Development	Total RG area (m2)		2760.90
		Existing trees on plot		44
		Number of trees to be planted		376
		Number of trees to be cut		16
		Number of trees to be transplanted		15
31.	Power requirement	Source of power supply		MSEDCL
		During Construction Phase (Demand Load)		75 KW
		During Operation phase (Connected load)		5609 KW
		During Operation phase (Demand load)		2551 KW
		Transformer		630 KVA X 4 Nos.
		DG set		400 KVA X 1 Nos.
		Fuel Used		Diesel
32.	Details of Energy Savings	Details		Savings (KWH/annum)
		Solar PV panels		102600
		Timer Logic Controller		131291
		Electronic V3F drive for lifts		114362

		Solar Water Heater	501120		
33	Environmental Management plan budget during construction phase	Type	Details	Cost (lakhs)	
		Capital	Erosion control, Site Safety, Site Sanitation, Disinfection & Health check up, Environmental Monitoring	10.0	
		O & M cost	Erosion control Site Safety Site Sanitation Disinfection & Health check up Environmental Monitoring	1.0	
34	Environmental Management plan budget during construction phase	Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
		Storm Water	Network upto final disposal point		
		Sewage Treatment	Installation of STP	94.00	18.00
		Water treatment	Disinfection treatment	--	--
		RWH	Bore holes and pits	11.00	1.00
		Swimming pool	Construction & Equipment		
		Solid waste	OWC Machine	25.00	12.36
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and Maintenance	64.00	3.70
		Energy Saving	Solar Equipment	124.0	7.9
		Environmental Monitoring	Monitoring and analysis of air, water, soil & noise	-	1.60

		Disaster Management plan	Fire Fighting System	178.0	9.40
35.	Traffic Management	Type	Required as per DCR	Provided	Area of parking (m ²)
		4-Wheeler	909	1094	13675
		2-Wheeler	1245	1550	3100
		Bicycles	685	691	691
36	Details of Court cases/litigations w.r.t. the project and project location if any	Attached as Annexure			

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide letter dated 14/9/2019 for total BUA 94945.38 Sqm. Proposal has been considered by SEIAA in its 242nd (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the undertaking regarding there is no change in project.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 82551.2 m², Non-FSI- 32522.76 m², Total BUA- 115073.96 m². (Plan approval-CC/3706/21, dated-29.02.2022).

General Conditions:

a) Construction Phase :-

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

Control Board.

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

- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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


the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 Manisha Patankar Mhaiskar
 (Member Secretary, SEIAA) 14/5/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
 Patankar Mhaiskar
 Member Secretary

Date: 5/12/2022 6:43:33 AM

Annexure III

**Photos of Labour camp, Mobile Toilets,
Drinking Water, STP, OWC, DG set**

Labour camp & Facilities



Labour Camp



Mobile Toilet



Drinking Water

Annexure IV

Water Analysis Report



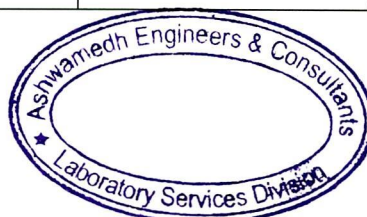
ULR-TC550924000013878F

TEST REPORT

Sample ID : W/06/24/0574	Report No. W/06/24/0574	Report Date	28/06/2024
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Drinking Water
Sampling Location	20 L Jar - Project Site Office	Date - Sampling	19/06/2024
Sample Quantity / Packing	2 L x 1 no. plastic can 250 ml x 1 no. sterile glass bottle	Date - Receipt of Sample	20/06/2024
Sampling Procedure	IS 1622:1981 & APHA 24th Ed., 2023, 1060 B, 44, 9060 A,1094 & 9060 B, 1097 & ISO 19458:2006	Date - Start of Analysis	20/06/2024
Order Reference	Test Request No. AEC/TR/06/2024/1280 dated 20.06.2024	Date - Completion of Analysis	28/06/2024

Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
Chemical Testing; Group: Water, Residues in Water					
Organoleptic and Physical Parameters					
1	Colour	1	Max. 5	Hazen units	IS 3025 (Part 4), Method No.4: 1983
2	Odour	Agreeable	Agreeable	-	IS 3025 (Part 5):2018
3	pH value (at 25°C)	7.41	6.5-8.5	-	IS 3025 (Part 11):2022
4	Turbidity	BLQ (LOQ:0.2)	Max.1.0	NTU	IS 3025 (Part 10):2023
5	Electrical Conductivity(at 25°C)	81.5	Not specified	µmho/cm	IS 3025 (Part 14):1984
6	Total Dissolved Solids	44	Max.500	mg/L	IS 3025 (Part 16): 2023
7	Total Suspended Solids	BLQ (LOQ:5)	Not specified	mg/L	IS 3025 (Part 17): 2022
General Parameters concerning substances undesirable in excessive amounts					
8	Aluminium (as Al)	BLQ (LOQ:0.025)	Max.0.03	mg/L	IS 3025 (Part 55):2003
9	Ammonia (as NH ₃ -N)	BLQ (LOQ:0.1)	Max. 0.5	mg/L	APHA,24th Ed.,4500- NH ₃ , F.429: 2023
10	Anionic Detergents (as MBAS, Calculated as LAS, mol.wt. 288.38)	BLQ (LOQ:0.1)	Max.0.2	mg/L	APHA,24th Ed.,5540.B&C, 5836&585: 2023 0.1
11	Barium (as Ba)	BLQ (LOQ:0.05)	Max. 0.7	mg/L	IS 3025 (Part 65): 2022 / ISO 17294-2: 2016
12	Boron (as B)	BLQ (LOQ:0.1)	Max.0.5	mg/L	IS 3025 (Part 57): 2017
13	Calcium (as Ca)	9.2	Max. 75	mg/L	ISO-15923-2: 2017
14	Chloramines (as Cl ₂)	BLQ (LOQ:0.05)	Max. 4.0	mg/L	APHA,24th Ed.,4500-Cl ₂ ,357: 2023
15	Chloride (as Cl)	3	Max 200	mg/L	IS 3025 (Part 32), Method No.2: 1988
16	Copper (as Cu)	BLQ (LOQ:0.005)	Max. 0.05	mg/L	IS 3025 (Part 65): 2022 / ISO 17294-2: 2016
17	Fluoride (as F)	BLQ (LOQ:0.05)	Max 1	mg/L	IS 3025 (Part 60),Method No.5: 2008
18	Free Residual Chlorine	0.24	Min.0.2	mg/L	APHA,24th Ed.,4500- Cl ₂ ,357: 2023

Akshata Pagare
Akshata Pagare
Senior Analyst (Biological)
Reviewed & Authorised by



Ninad Soundankar
Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



ULR-TC550924000013878F

Sample ID : W/06/24/0574	Report No. W/06/24/0574	Report Date	28/06/2024
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Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
19	Iron (as Fe)	BLQ (LOQ:0.005)	Max.1	mg/L	IS 3025 (Part 65): 2022 / ISO 17294-2: 2016
20	Magnesium (as Mg)	3	Max.30	mg/L	ISO-15923-2: 2017
21	Manganese (as Mn)	0.011	Max.0.1	mg/L	IS 3025 (Part 65): 2022 / ISO 17294-2: 2016
22	Nitrate (as NO ₃)	0.57	Max.45	mg/L	APHA,24th Ed.4500-NO3. B.434: 2023
23	Phenolic compounds(as C ₆ H ₅ OH)	BLQ (LOQ:0.001)	Max 0.001	mg/L	Clause 6 of IS 3025(Part 43):1992
24	Sulphate (as SO ₄)	BLQ (LOQ:2)	Max. 200	mg/L	ISO 15923-1:2017
25	Sulphide (as H ₂ S)	BLQ (LOQ:0.025)	Max.0.05	mg/L	IS 3025 (Part 29), Method No.3: 1986
26	Total Alkalinity (as CaCO ₃)	32.5	Max 200	mg/L	IS 3025(Part 23): 1986
27	Total Hardness (as CaCO ₃)	15	Max. 200	mg/L	ISO-15923-2: 2017
28	Zinc (as Zn)	0.009	Max. 5	mg/L	IS 3025 (Part 65): 2022 / ISO 17294-2: 2016
29	Sodium (as Na)	4.2	Not specified	mg/L	IS 3025 (Part 45): 1993
30	Potassium (as K)	0.3	Not specified	mg/L	IS 3025 (Part 45): 1993

Biological Testing; Group: Water

Bacteriological Parameters

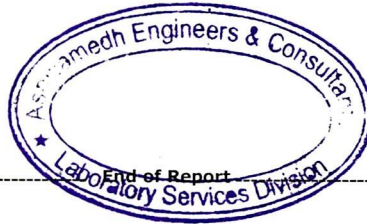
31	<i>Escherichia coli</i>	Absent	Not Detectable	/100 ml	IS 15185:2016
32	Total Coliforms	Absent	Not Detectable	/100 ml	IS 15185:2016

BLQ: Below Limit of Quantification, LOQ: Limit of Quantification.

Remark: The analysed Water Sample results conform with Acceptable Limit (wherever specified) as per IS 10500:2012 [With Amendment No.1,2,3 and 4] Standard with respect to the parameters tested.

Apagare

Akshata Pagare
Senior Analyst (Biological)
Reviewed & Authorised by



Ninad

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



Note:

1. The result listed refer only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. In case sampling is not done by laboratory, the results apply to the sample as received.
4. There are no additions to, deviations or exclusions from the method.



1101

Annexure V

Soil Analysis Report

TEST REPORT

Sample ID : S/06/24/0214	Report No. S/06/24/0214	Report Date	27/06/2024
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Soil
Sampling Location	Project Site	Date - Sampling	19/06/2024
Sample Quantity / Packing	1 kg x 1 no. paper bag	Date - Receipt of Sample	20/06/2024
Sampling Procedure	AEC/SAM/37	Date - Start of Analysis	20/06/2024
Order Reference	Test Request No. AEC/TR/06/2024/ 1278 dated 20.06.2024	Date - Completion of Analysis	26/06/2024

Sr. No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (1:5 suspension at 25°C)	8.37	-	FAO, Sec. III, I, Page no.65: 1976
2	Electrical Conductivity (1:5 suspension, 25°C)	0.260	mmho/cm	FAO, Sec. III, 5, Page no. 85 : 1976
3	Organic Carbon	0.39	%	FAO, Sec. III, 3, Page no.73: 1976
4	Total Nitrogen (as N)	78.2	mg/kg	FAO, Sec III, 4, Page No. 78: 1976
5	Total Phosphorous (as P)	288	mg/kg	FAO, Page No 157: 1976
6	Total Potassium (as K)	200	mg/kg	USEPA/SW 846/7000B
7	Manganese (as Mn)	454	mg/Kg	USEPA/SW 846/7000B
8	Boron (as B)	6.22	mg/kg	USEPA/SW 846/6010C
9	Copper (as Cu)	38.8	mg/kg	USEPA/SW 846/7000B
10	Iron (as Fe)	18377	mg/kg	USEPA/SW 846/7000B
11	Zinc (as Zn)	33.9	mg/kg	USEPA/SW 846/7000B
12	Calcium (as Ca)	62709	mg/kg	USEPA/SW 846/6010C

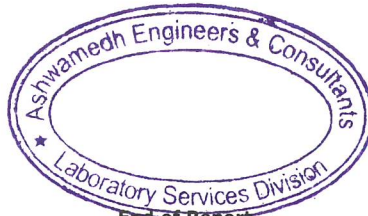
Note: All results are on air dry basis.

FAO: Food & Agriculture Organization, United Nations.

Sample ID S/06/24/0214 bears two Test Reports - S/06/24/0214 and S/06/24/0214N

(Signature)

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



End of Report

Note:

1. The result listed refer only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. In case sampling is not done by laboratory, the results apply to the sample as received.
4. There are no additions to, deviations or exclusions from the method.



Annexure VI

DG Stack Analysis Report

STACK EMISSION MONITORING REPORT

Sample ID : SA/06/24/0383	Report No. SA/06/24/0383	Report Date	27/06/2024
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Stack Emission
Sample Quantity / Packing	PM: 1 no. thimble SO ₂ : 30 ml x 1 no. plastic bottle NO ₂ : 25 ml x 1 no. plastic bottle	Date - Sampling	18/06/2024
		Date - Receipt of Sample	20/06/2024
Sampling Procedure	IS 11255 (Part 1):2019, (Part 2):2019, (Part 3):2018, (Part 7):2017	Date - Start of Analysis	20/06/2024
Order Reference	Test Request No. AEC/TR/06/2024/1301 dated 20.06.2024	Date - Completion of Analysis	26/06/2024

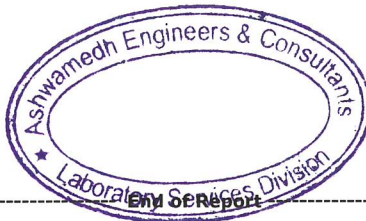
Stack Details

~ Stack Identity	Stack - 1
~ Stack attached to	125 KVA D G Set
~ Material of construction	MS
~ Stack height above ground level	5 m
~ Stack diameter	0.1 m
~ Stack shape at top	Round
~ Type of Fuel	Diesel
~ Fuel Consumption	5 L/h

Parameter	Result	Unit	Method
Chemical Testing; Group: Atmospheric Pollution			
Flue Gas Temperature	95	°C	IS 11255 (Part 3) : 2018
Flue Gas Velocity	6.51	m/s	IS 11255 (Part 3) : 2018
Flue Gas Flow Rate	129.49	Nm ³ /h	IS 11255 (Part 3) : 2018
Particulate Matter (PM)	14	mg/Nm ³	IS 11255 (Part 1): 2019
Sulphur Dioxide (SO ₂)	5.33	mg/Nm ³	IS 11255 (Part 2): 2019
Sulphur Dioxide (SO ₂)	0.02	kg/d	IS 11255 (Part 2): 2019
Oxides of Nitrogen (NO ₂)	17.1	mg/Nm ³	IS 11255 (Part 7): 2017

(Signature)

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



Note:

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4. There are no additions to, deviations or exclusions from the method.

Disclaimer

Information is supplied by the customer (~) and can affect the validity of results.



Annexure VII

Ambient Air & Noise Analysis Report

AMBIENT AIR QUALITY MONITORING REPORT

Sample ID : AA/06/24/0382	Report No. AA/06/24/0382	Report Date	27/06/2024
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Ambient Air
Sampling Location	Near Project Site	Date - Sampling	18/06/2024 to 19/06/2024
Sample Quantity / Packing	PM ₁₀ , Bap, Metals: 1 x 3 no. filter paper PM _{2.5} : 1 x 1 no. filter paper SO ₂ , NO ₂ : 30 ml x 6 no. plastic bottle each NH ₃ : 10 ml x 24 no. plastic bottle Ozone: 10 ml x 1 no. plastic bottle C ₆ H ₆ : 1 x 6 no. charcoal tubes CO: 1 x 1 no. bladder	Date - Receipt of Sample	20/06/2024
Sampling Procedure	As per method reference	Date - Start of Analysis	20/06/2024
Order Reference	Test Request No. AEC/TR/06/2024/1300 dated 20.06.2024	Date - Completion of Analysis	26/06/2024

Meteorological Data / Environmental Conditions

Average Wind Velocity 5 km/h	Wind Direction W-E	Relative Humidity (Max./Min.): 86/59%	Temperature (Max./Min.): 30/24°C	Duration of Survey 24 h
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Parameter	Result	NAAQS# 2009	Unit	Method
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Chemical Testing; Group: Atmospheric Pollution

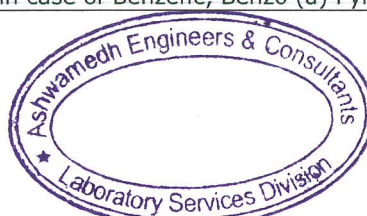
Sulphur Dioxide (SO ₂)	4.48	80	µg/m ³	IS 5182 (Part 2/Sec 1): 2023
Nitrogen Dioxide (NO ₂)	6.97	80	µg/m ³	IS 5182 (Part 6): 2017
Particulate Matter (size less than 10 µm) or PM ₁₀	47	100	µg/m ³	IS 5182 (Part 23): 2017
Particulate Matter (size less than 2.5µm) or PM _{2.5}	14	60	µg/m ³	CPCB Guideline, Volume 1,36/2012-13, Page No.15:2013
Ozone (O ₃)	BLQ (LOQ:19.6)	180	µg/m ³	Methods of Air Sampling and Analysis (AWMA), 3rd Ed., Method 411,Page no. 403 :1988
Lead (as Pb)	BLQ (LOQ:0.02)	1	µg/m ³	EPA/625/R-96/D10 a Compendium Method 10-3.1 & 3.2, Jun: 1999
Carbon Monoxide (CO)	1.74	4	mg/m ³	CPCB Guidelines, Volume II, 37/2012-13, Page no.16: 2013
Ammonia (NH ₃)	BLQ (LOQ:20)	400	µg/m ³	CPCB Guidelines, Volume I,36/2012-13, Page No.35: 2013
Benzene (C ₆ H ₆)	1.63	5	µg/m ³	IS 5182 (Part 11): 2017
Benzo (a) pyrene (BaP) Particulate Phase only	BLQ (LOQ:0.2)	1	ng/m ³	IS 5182 (Part 12): 2014
Arsenic (as As)	BLQ (LOQ:0.3)	6	ng/m ³	EPA/625/R-96/D10 a Compendium Method 10-3.1 & 3.4, Jun: 1999
Nickel (as Ni)	BLQ (LOQ:3)	20	ng/m ³	EPA/625/R-96/D10 a Compendium Method 10-3.1 & 3.2, Jun: 1999

BLQ: Below Limit of Quantification, LOQ: Limit of Quantification

TWA : Time Weighted Average

: NAAQS (National Ambient Air Quality Standards (Industrial, Residential, Rural and other Area) specified as: 24 hours TWA in case of Sulphur Dioxide, Nitrogen Dioxide, PM₁₀, PM_{2.5}, Lead and Ammonia, 1 hour TWA in case of Carbon Monoxide and Ozone, Annual TWA in case of Benzene, Benzo (a) Pyrene, Arsenic and Nickel.

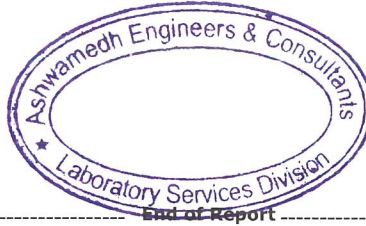
Ninad Soundankar
Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



Sample ID : AA/06/24/0382	Report No. AA/06/24/0382	Report Date	27/06/2024
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End of Report

Note:

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4. There are no additions to, deviations or exclusions from the method.





NOISE LEVEL MEASUREMENT REPORT

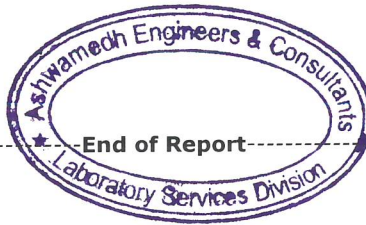
Sample ID: N/06/24/3381	Report No.: N/06/24/3381N	Report Date	22/06/2024
Name and Address of Customer	Mahanagar Realty Site-Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Monitoring Done By	Laboratory	Sample Description /Type	DG Noise
Order Reference	Test Request No. AEC/TR/06/2024/1304 dated 20.06.2024	Date-Monitoring	18/06/2024

Chemical Testing; Group: Atmospheric Pollution

Sr. No.	Location	Time (h)	Sound Level dB (A) Fast Response				Difference
			A	Inside	B	Outside	
1.	DG SET 125 KVA	12:30	A1	93.1	A2	67.9	25.2
		12:35	B1	92.8	B2	67.7	25.1
		12:40	C1	92.2	C2	67.0	25.2
		12:45	D1	93.2	D2	67.9	25.3
			Average	92.8	Average	67.6	25.2

Note: Standards as per MPCB Consent Condition Minimum 25 dB (A) insertion Loss.

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Technical Manager (Chemical)
Reviewed & Authorised by



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4. There are no additions to, deviation or exclusions from the method.





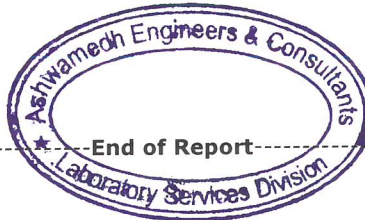
NOISE LEVEL MEASUREMENT REPORT

Sample ID: N/06/24/0384	Report No.: N/06/24/0384	Report Date	22/06/2024
Name and Address of Customer	Mahanagar Realty Site-Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Monitoring Done By	Laboratory	Sample Description /Type	Ambient Noise
Order Reference	Test Request No. AEC/TR/06/2024/1303 dated 20.06.2024	Date of Monitoring	18/06/2024

Chemical Testing; Group: Atmospheric Pollution

Location	Time (h)	Results Noise Level dB (A) Fast Response	Results Noise Level dB (A) Slow Response	Method
A. Project Site	09:30	52.8	51.6	CPCB Protocol for Ambient Level Noise Monitoring, July:2015
	22:40	43.1	41.7	
Limits				
As Per the Noise Pollution (Regulation & Control) Rules, 2000 (Rules 3 (1) and 4(1))				
Area Type	Limits in dB (A) weighted scale			
	Day (6 a.m. to 10 p.m.)		Night (10 p.m. to 6 a.m.)	
Residential	55		45	

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



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Annexure VIII

STP outlet Report

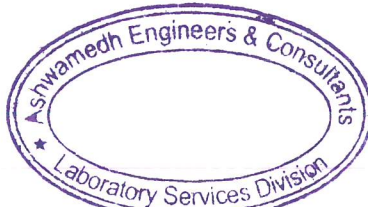
TEST REPORT

Sample ID : E/06/24/0213	Report No. E/06/24/0213	Report Date	27/06/2024
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Treated Sewage Effluent
Sampling Location	STP Outlet	Date -Sampling	19/06/2024
Sample Quantity / Packing	2 L x 1 no. plastic can 1 L x 1 no. glass bottle	Date - Receipt of sample	20/06/2024
Sampling Procedure	APHA,24th Ed.,2023, 1060 B, 44	Date - Start of Analysis	20/06/2024
Order Reference	Test Request No. AEC/TR/06/2024/1277 dated 20.06.2024	Date - Completion of Analysis	26/06/2024

Sr.No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (at 25°C)	8.50	-	IS 3025 (Part II): 2017
2	Total Suspended Solids	7	mg/L	IS 3025 (Part 17) Amds.I: 2017
3	Biochemical Oxygen Demand (3 days, 27°C)	5	mg/L	IS 3025 (Part 44): 1993
4	Chemical Oxygen Demand	20	mg/L	APHA,24th Ed.,5220.B.544: 2023
5	Total Dissolved Solids	454	mg/L	IS 3025 (Part 16) : 2023
6	Oil & Grease	BLQ (LOQ:1)	mg/L	APHA,24th Ed.,5520.B.572: 2023
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification				

[Signature]

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



End of Report

Note:

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Annexure IX

Paper Advertisement

Paper Advertisement

<p style="text-align: center;">जाहिर सूचना</p> <p>तमाम जनतेस सुचित करण्यात येते कि महानगर बिल्डर्स आणि डेवलपर्स प्रा. लि. पुणे यांच्या स. क्र. 373(pt), 375, 376, 377 (pt), 378 (pt), S.No.19A/3A, धनकवडी, सातारा रोड, पुणे - ४११ ०४३ येथील रहिवासी गृहप्रकाल्पास राज्य शासनाच्या पर्यावरणआघात मुल्यांकन प्राधिकरण, महाराष्ट्र यांच्या कडून पत्र क्र. SIA/ MH/MIS/ 249450/2022 दिनांक 12/05/2022. पर्यावरण विषयक परवानगी मिळाली आहे.</p> <p>हि परवानगी पर्यावरण आघात मुल्यांकन अधिसूचना नुसार देण्यात आलेली आहे. सदर परवानगीच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळ येथे उपलब्ध असून पर्यावरण विभाग महाराष्ट्र शासन यांच्या संकेतस्थळावर : http://parivesh.nic.in उपलब्ध आहेत.</p>	<p style="text-align: center;">Public Notice</p> <p>This is to inform the public in general that Mahanagar Realty have been accorded with the Environmental Clearance by State Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra for their construction project at CTS NO. 373(pt),375,376,377 (pt), 378 (pt), S. No. 19A/3A, Dhankawadi, Satara Road, Pune-411043. Vide EC identification no. EC22B038MH110633 File no. SIA/ MH/MIS/249450/2022 dated 12/05/2022. This clearance is in accordance with the provisions of 'EIA Notification 2006.</p> <p>The copies of this letter are available with Maharashtra Pollution Control Board and may also be seen Department of Environment Government of Maharashtra website http://parivesh.nic.in</p>
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Annexure X

Revalidation of Consent Certificate

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/S.S.I

No:- Format1.0/CC/UAN No.0000138092/CE/2211000984

Date: 14/11/2022

To,
 M/s Ishanya,
 CTS No. 373 (P), 375,376,377(P), 378(P),
 S. No. 19A/3A, Dhankawadi, Satara Road,
 Dhankawadi, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Revalidation of Consent to Establish for Residential & Commercial construction Project under Red Category

- Ref:**
1. Revalidation of Consent to Establish granted vide No. Format1.0/BO/JD(WPC)/UAN089687/CE/CC-2012001491 dtd. 31.12.2020
 2. Consent to Operate (Part-I) granted vide No. Format1.0/BO/JD(WPC)/UAN086949/CO/CC-2009000238 dtd. 04.09.2020
 3. Minutes of 15th Consent Committee Meeting of 2022-23 held on 13.09.2022

Your application NO. MPCB-CONSENT-0000138092

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

1. **The Consent to establish is granted for period up to Commissioning of the project or 30.04.2027 whichever is earlier**
2. **The capital investment of the project is Rs.102.31 Cr. (As per undertaking submitted by pp).**
3. **The Revalidation of Consent to Establish is valid for Residential & Commercial construction Project named as M/s Ishanya, CTS No. 373 (P), 375,376,377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara Road, Dhankawadi, Tal Haveli, Dist Pune on Total Plot Area of 23734 SqMtrs for proposed total construction BUA of 1,15 073.96 SqMtrs as per specific condition of EC granted dated 12.05.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 14.09.2019	23734.00	115406.00
2	Consent to Establish dtd 31.12.2020	23734.00	94945.38
3	Consent to Operate (Part-I) dtd 04.09.2020	23734.00	51677.34
4	Environmental Clearance dtd 12.05.2022	23734.00	115073.96

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	309	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-400 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	675 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Biodegradable	461 Kg/Day	Segregation	To Local Body
3	STP Sludge	19 Kg/Day	Dewatering	As manure

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	1336.00	Kg/Annum	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide the Organic waste digester with composting facility or biodigester with composting facility.
- 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.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/249450/ 2022 dtd.12.05.2022 for construction project on total Plot area 23734.00 Sq.Mtrs, & proposed total construction BUA 115073.96 Sq.Mtrs. as per specific condition of EC.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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021a8d2f

Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-14 10:59:57 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	204620.00	TXN2205000370	04/05/2022	Online Payment

Copy to:

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



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

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 360 CMD with MBBR technology for the treatment of 309 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	331.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-400 kVA	Acoustic Enclosure	4.00	Diesel 76 Ltr/Hr	1	SO ₂	36.48 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
-------------------------	---------------	------------------------

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	Existing/15 Days	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**Conditions during construction phase**

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Date: 16.12.2023

To
Ministry of Environment, Forest and Climate Change
Regional Office,
Ground floor, New Secretariat Building, Civil Lines,
Nagpur - 440001, Maharashtra.

Sub: Submission of six monthly compliance report for the expansion of residential construction project "Ishanya" atCTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune 411043.

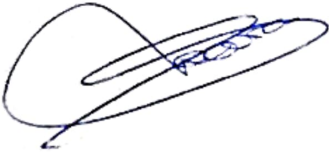
Ref: Environment Clearance letter of Maharashtra vide EC identification No. EC22B038MH110633 dated 12/05/2022.

Respected Sir,

We have proposed expansion of residential construction project "Ishanya" atCTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune-411043. We are submitting herewith the six monthly compliance for the months July 2023 to December 2023.

Thanking you

Yours Faithfully,
For Mahanagar Realty



Authorized Signatory



Date:16.12.2023

To
Maharashtra Pollution Control Board
Kalpataru Point, 3rd and 4th floor,
Sion-Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E), Mumbai-400022

Sub: Submission of six monthly compliance report for the expansion of residential construction project "Ishanya" at CTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune 411043.

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We have proposed expansion of residential construction project "Ishanya" at CTS No. 373 (pt), 375, 376, 377(pt), 378(pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune-411043. We are submitting herewith the six monthly compliance for the months July 2023 to December 2023.

Thanking you

Yours Faithfully,
For Mahanagar Realty



Authorized Signatory



Compliance to the conditions stipulated in the Environmental Clearance issued by Ministry of Environment, Forest & Climate Change vide EC identification No.EC22B038MH110633 dated. 12/05/2022 for residential cum commercial construction project "Ishanya" at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune- 411043 by Mahanagar Realty.

Period of Report: July'2023 to December'2023

S.N.	Description	Present Status (Yes/No)
A)	SEAC - Specific Conditions	
1	PP to submit the undertaking regarding there is no change in project.	Attached as Annexure - I
B)	SEIAA - Specific Conditions	
1	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Agreed
2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Agreed
3	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Agreed
4	SEIAA after deliberation decided to grant EC for: FSI: 82551.2 m ² , Non-FSI: 32522.76 m ² and Total BUA: 115073.96 m ² (Plan approval- CC/3706/21, dated 29.02.2022.)	Environmental clearance is received vide EC identification No. EC22B038MH110633 dated. 12/05/2022. Attached as Annexure II
C)	General Conditions	
a)	Construction Phase	
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	All provisions for Solid waste management are properly done.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary	Agreed



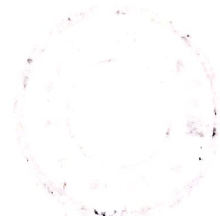
	precautions or general safety and health aspects of people only in approved sites with the approval of competent authority.	
III.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms of necessary approvals of Maharashtra pollution control board.	No hazardous waste generated
IV.	Adequate drinking water and sanitary facilities should be provided to construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.	Yes, Photos of drinking water & sanitary facility are attached as Annexure III. Drinking water report is attached as Annexure IV
V.	Arrangement shall be made that wastewater and storm water do not get mixed up.	Yes, Agreed.
VI.	Water demand during construction shall be reduced by use of pre-mixed concrete, queering agents and other best practices.	Agreed
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No use of ground water in construction or operation phase
VIII.	Permission to draw and use ground water for construction of basement if any shall be obtained from competent authority prior to construction and operation of the project.	No extraction of ground water from well during construction & operational phase.
IX.	Fixtures for showers, toilet, flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor-based controls.	Agreed
X.	Energy Conservation Building Code shall be strictly adhere to	Agreed
XI.	All top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site	Agreed
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Agreed
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to groundwater	Soil testing reports is attached as Annexure V.



	quality by leaching of heavy metals and other toxic contaminants.	
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Area) Protection and preservation of Trees Act,1975 as amended during the validity of environment Clearance.	Noted
XV.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Yes. DG set reports enclosed as Annexure VI.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Area) Protection and preservation of Trees Act,1975 as amended during the validity of environment Clearance.	Noted
XVII.	Vehicles hired for the transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage and leakage.	Agreed
XVIII.	Ambient noise level should conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Ambient air and Noise reports attached as Annexure VII.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra pollution Control board	Noted
XX.	Regular supervision of the above and other measures	Agreed



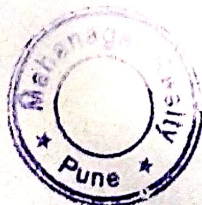
	for monitoring should be in place all through the construction phase so as to avoid disturbances to surroundings	
b)	Operation Phase	
I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Agreed
II.	E- Waste shall be disposed through authorized vendor as per E-waste (Management and Handling) Rules 2016.	Agreed, E-waste will be disposed through the authorized vendor.
III.	a) The installation of Sewage Treatment plant should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment Dept. before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage/Liquid waste and explore the possibility to recycle at least 50 % of water, Local Authority should ensure this.	STP of 150 KLD is commissioned with FAB technology & STP of 210 KLD capacity is installed with MBBR technology. STP outlet report is attached as Annexure VIII
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area of gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Agreed,
V.	The occupancy certificate shall be issued by the local	Noted



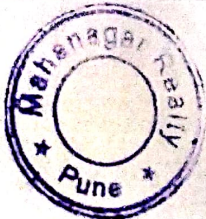
	planning authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Agreed
VII.	PP to provide adequate electric charging points for electric vehicles (EVs)	Agreed
VIII.	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Agreed
IX.	A separate environment management cell with qualified staff shall be set up for the implementation of the stipulated environmental safeguards.	Noted
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise-break-ups. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for the other purposes.	Noted
XI.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded EC and copies of EC letter are available with Maharashtra Pollution Control Board and may also be available at website at http://parivesh.nic.in	Advertisement is attached as Annexure IX.
XII.	Project proponent should submit half yearly compliance reports in respect of the stipulated prior Environmental Clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	Noted
XIII.	A copy of the EC letter shall be sent by proponent to	Noted



	the concerned Municipal corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the PP.	
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of the monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the regional office of MoEF, the respective Zonal office of CPCB and 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.	Noted
c)	General EC Conditions	
I.	PP has to abide by the conditions stipulated by SEAC & SEIAA	Agreed
II.	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control board under Air and Water Act and a copy shall be submitted to the Environment Department before start of any construction work at the site.	Yes, Revalidation of Consent to Establish certificate vide no. Format 1.0/CC/UAN No. 0000138092/CE/2211000984 dated 14/11/2022 is attached as Annexure X
III	Under the provision of Environment (Protection) act 1986, legal action shall be initiated against the project proponent if it was found that construction of project had started without obtaining Environmental Clearance.	Environmental clearance is received vide EC identification No. EC22B038MH110633 dated. 12/05/2022. Attached as Annexure II
IV.	The Project Proponent shall also submit six monthly reports on the status of the compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional office of MoEF, the respective Zonal office of CPCB and SPCB	Agreed
V.	The environmental statement for each financial year ending 31 st March in form-V as in mandated to be	Agreed



	submitted by the PP to the concerned SPCB as prescribed under the Environment Protection Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	
VI.	No further expansion or modifications other than mentioned in the EIA notification 2006 and its amendments shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh clearance should be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required if any.	Agreed
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the national Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild Life clearance granted to the project which will be considered separately on merit.	Noted
4.	The Environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that PP has not violated any environmental laws in the past and whatever decision under EP act of the Hon'ble court will be binding on the PP. hence this clearance does not give immunity to the PP in the case filed against him, if any or action initiated under EP Act	Agreed
5	This environmental clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at site.	Agreed
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/	Agreed

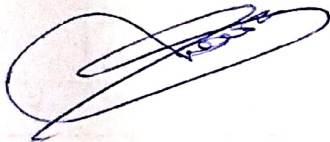


	Environment Department will revoke or suspend the EC without any intimation and initiate appropriate legal action under EP Act, 1986	
7	Validity of EC: The environmental clearance accorded shall be valid as per EIA Notification 2006 amended time to time	Noted
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, The Environment Protection Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public liability Insurance Act, 1991 and its amendments.	Noted
9	Any appeal against this EC shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-wing, opposite Council Hall, Pune, if preferred, within 30 days as prescribed under section 16 of the National Green Tribunal Act 2010.	Noted

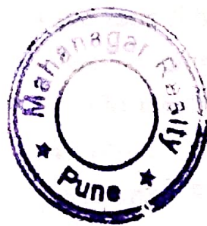
Thanking You,

Yours Faithfully,

For Mahanagar Realty



Authorized Signatory



Monitoring the implementation of Environmental Safeguards

Ministry of Environment, Forest & Climate Change

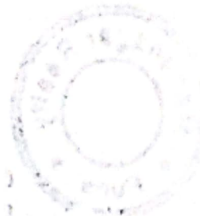
Regional Office (West Central Zone), Nagpur

Monitoring Report

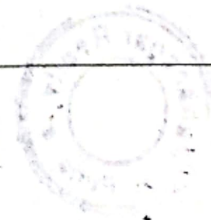
Part - I

Data Sheet

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Housing Project
2.	Name of the project	"Ishanya" Residential cum Commercial Construction Project
3.	Clearance Letter (s) / OM No. and date	EC identification No. EC22B038MH110633 dated. 12/05/2022.
4.	Location a. District (s) b. State (s) c. Latitude d. D. Longitude	a. Pune b. Maharashtra c. 18°28'13.16"N d. 73°51'30.72" E
5.	Address for correspondence a. Address of concerned Project chief Engineer (with pin code & Telephone/Numbers) & Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. Asif Lukade Add. Survey No.19A/3A, Dhankawadi,Satara Road, Pune-411043. Phone no. 9763726110 Mr.Ismail Shaikh. Add. Survey No.19A/3A, Dhankawadi,Satara Road, Pune-411043. Phone no-8888872375



6.	<p>Salient Features</p> <p>a. Of the Project</p> <p>b. Of the Environmental Management Plan</p>	<p>a. Salient features</p> <p>Location:CTS No. 373 (pt), 375,376,377(pt), 378 (pt), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune</p> <p>Total Plot area:23,734 m²</p> <p>Total Proposed built-up area:1,15,100.00m²</p> <p>Water requirement:</p> <p>Total: 369 KLD</p> <p>Fresh:220 KLD</p> <p>Recycled: 169KLD</p> <p>Source: Pune Municipal corporation</p> <p>STP capacity:150CMD, 210 CMD</p> <p>Rain water Harvesting: Recharge pits – 15Nos.</p> <p>Wet waste:675 Kg/day</p> <p>Dry Waste: 461kg/day</p> <p>b.Project proponent to form Environmental Management cell to deal with the Environment Related Issue.</p>
7.	<p>Breakup of the project area</p> <p>a. Submergence Area: Forest & NonForest</p> <p>b. Others</p>	<p>Not applicable</p>
	<p>a. Total Plot Area</p>	<p>23,734.00sq.m</p>
	<p>b. Built – up Area</p>	<p>1,15,406.00sq. m</p>
	<p>c. Open Space Available</p>	<p>2,760.90sq.m</p>
	<p>d. Green Belt Area (Landscape)</p>	<p>9,639.00sq.m</p>
8.	<p>Breakup of the project affected population with enumeration of those losing houses/dwelling units & landless laborers/artisan</p> <p>a. SC, ST/Adivasis</p> <p>b. Others</p> <p>(Please indicate whether these figures are based on any scientific and systematic survey</p>	<p>Not Applicable</p>



	carried out gives details and years of survey.)	
9.	<p>Financial Details</p> <p>a. Project costs as originally planned & subsequent revised estimates and the year of price reference.</p> <p>b. Allocations made for Environmental Management Plan with item wise & year wise breakup.</p> <p>c. Benefit Cost Ratio / Internal rate of return and the year of assessment.</p> <p>d. Whether (c) includes the cost of Environmental Management as shown in the above.</p> <p>e. Actual Expenditure incurred on the Project so far</p> <p>f. Actual Expenditure incurred on the Environmental Management Plan so far.</p>	<p>a. Rs. 262.04 Cr.</p> <p>b. Rs. 327.25 Lakhs (Attached as Annexure A)</p> <p>c. Not Applicable</p> <p>d. Not Applicable</p> <p>e. Rs.187.02 Cr.</p> <p>f. Rs.39.43 Lakhs</p>
10.	<p>Forest Land Requirement</p> <p>a. The status of approval for diversion of forestland for non-forestry use</p> <p>b. The status of Clearing felling</p> <p>c. The status of Compensatory Afforestation programme in the light of actual field experience.</p>	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	<p>Status of construction</p> <p>a. Date of commencement (Actual and/or Planned)</p> <p>b. Date of completion (Actual and/or Planned)</p>	<p>a. CC/1823/11 Dated-22/08/2011</p> <p>b. 30/12/2026</p>
13.	Reasons for the delay if the project is yet to start	Not Applicable

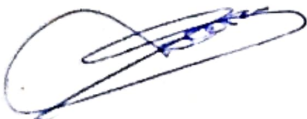


14.	<p>Dates of site visits</p> <p>a. The dates on which the project was monitored by Regional office on previous occasions, if any</p> <p>b. Date of site visit for this monitoring report</p>	No site visit done so far
15.	<p>Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit.</p> <p>(The monitoring report may obtain the details of all the later reports may cover only the letters issued subsequently)</p>	Not Applicable
Letter From RO		Reply from PA

Thanking You,

Yours Faithfully,

For Mahanagar Realty



Authorized Signatory



Annexure I – Undertaking Certificate

Date: 16th April 2022

To
Member Secretary
State level Environmental Impact Assessment Authority [SEIAA], Maharashtra
Room No. 217, Annex Building
Mantralay,
Mumbai- 400 032

Undertaking

We are in the process of Construction of a Project CTS No. 373 (Part), 375,376,377 (Part), 378 (Part), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune- 411043 by Mahanagar Realty. We hereby Undertake that Total Built Up Area submitted on ECMPCB Web Portal (vide proposal no. SEIAA - STATEMENT – 0000001550) and on Parivesh Web Portal (Portal vide No. SIA/MH/MIS/249450/2022) are same and there is no deviation within these two applications.

We also undertake that there is no change in project profile appraised by SEAC and SEIAA earlier and no extra construction is done.

Yours faithfully,
For, Mahanagar Realty



Authorized signatory



**Annexure II – Environmental Clearance
copy**

ENVIRONMENTAL
CLEARANCE

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

To,

The Director

MAHANAGAR REALTY

CTS no. 373 (pt),375,376,377(pt),378(pt),S. no.19A/3A,Dhankawadi
Satara road Pune -411043

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/249450/2022 dated 01 Jan 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH110633
2. File No.	SIA/MH/MIS/249450/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential cum commercial construction project
7. Name of Company/Organization	MAHANAGAR REALTY
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 12/05/2022

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

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

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PARIVESH
*(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/249450/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Mahanagar Realty,
CTS No. 373 (Part), 375,376,377(Part), 378 (Part),
Survey No. 19A/3A, Dhankawadi,
Satara Road, Pune.

Subject : Environment Clearance for Residential cum commercial Construction project at CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3A, Dhankawadi, Satara Road, Pune by M/s. Mahanagar Realty

Reference : Application no. SIA/MH/MIS/249450/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 135th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/249450/2022	
2	Name of Project	Residential cum commercial Construction project at Dhankawadi by Mahanagar Realty	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mahanagar Realty
		Registered office address	San Mahu Complex, 6th floor, 5 Bund Garden Road, Opp. Poona Club, Pune -411001
		Contact Number	020- 66006306
		e-mail	asif.lukade@goelgangadevelopments.com
6	Consultant	As the EMP was prepared by PP and appraised by SEAC for total proposal, no fresh EMP and appointment of consultant is required.	
7	Applied for	Balance EC	
8	Details of previous EC	Previous EC vide no. SEIAA-EC-0000002007Dated 14/09/2019	
9	Location of the project	CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3ADhankawadi, Satara Road,	

		Pune- 411043					
10	Latitude and Longitude	Latitude :18°28'13.16"N Longitude: 73°51'30.72"E					
11	Total Plot Area (m2)	23734					
12	Deductions (m2)	1125					
13	Net Plot area (m2)	22609					
14	Proposed FSI area (m ²)	82551.42					
15	Proposed Non FSI area (m ²)	32548.58					
16	Total BUA (m ²)	1,15,100.00					
17	TBUA (m2) approved by Planning Authority till date	94945.38SQM as per the sanction plan no. CC/2430/2018 dated 2 nd November 2018 and 1,15,100 sqm as per IOD vide no. . CC/3706/2021 dated 24/02/2022					
18	Ground coverage (sqm) & %	9240 sqm					
19	Total Project Cost (Rs.)	262.04 Cr					
20	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
CER Activity will be done as and if required as directed by SEAC.							
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						
	Previous EC/Existing Building			Proposed Configuration			Reason for Modification /Change
	Bldg. Name	Configura tion	Ht. (m)	Bldg. Name	Configur ation	Ht. (m)	
	A	3B +P+21	69.70	A	3B + P +21	69.70	No Change
	B	3B+P+21	69.70	B	3B + P +21	69.70	
	C	3B+P+21	69.70	C	3B + P +21	69.70	
	D	1B+G +Mezz + 5P+29	99.90	D	1B+G +Mezz+ 5P +26	99.83	Changes due to changed market situation
	Commercial at Building D	Part of Bldg D	6.00	Commercial at Building D	Part of Bldg D	6.00	No Change
	Community Prayer Hall	G	12.43	Community Prayer Hall	G	12.43	No Change

22	Total No. of Tenements	479 tenements + 9 Shops			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	220	Fresh Water	220
		Recycled	169	Recycled	111
		HVAC	0	HVAC	0
		Swimming pool	6	Swimming Pool	6
		Flushing	111	Flushing	111
		Total	369	Total	331
		Wastewater generation	309	Wastewater generation	309
24	Water Storage Capacity for Firefighting / UGT	UGT - Domestic water tank :371.40 KL Fire water tank : 300 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground Water	Pre-Monsoon- 10.00 m Post-Monsoon- 3-5 m		
		Size and no of RWH tank(s) and Quantity:	NA as no tank is proposed		
		Quantity and size of recharge pits:	15, Size- 0.2 m X 0.9 M		
		Details of UGT tanks if any:	As per point no. 24		
27	Sewage and Waste water	Sewage Generation (CMD)	319 CMD		
		STP technology	MBBR		
		Capacity of STP (CMD)	150 CMD and 210 CMD		
28.	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal	
		Dry Waste	16 KG	Through authorized vendor	
		Wet waste	24 kg	Organic waste composter	
		Construction	1% of	For filling on same site	

		waste	raw material	
29.	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal
		Dry Waste Kg/day	461	Through authorized vendor
		Wet waste Kg/day	675	Organic waste composter
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E- waste Kg/year	1336	Through authorized vendor
		STP sludge Kg/day	19	Organic waste composter
30.	Green Belt Development	Total RG area (m2)		2760.90
		Existing trees on plot		44
		Number of trees to be planted		376
		Number of trees to be cut		16
		Number of trees to be transplanted		15
31.	Power requirement	Source of power supply		MSEDCL
		During Construction Phase (Demand Load)		75 KW
		During Operation phase (Connected load)		5609 KW
		During Operation phase (Demand load)		2551 KW
		Transformer		630 KVA X 4 Nos.
		DG set		400 KVA X 1 Nos.
		Fuel Used		Diesel
32.	Details of Energy Savings	Details		Savings (KWH/annum)
		Solar PV panels		102600
		Timer Logic Controller		131291
		Electronic V3F drive for lifts		114362

		Solar Water Heater	501120		
33	Environmental Management plan budget during construction phase	Type	Details	Cost (lakhs)	
		Capital	Erosion control, Site Safety, Site Sanitation, Disinfection & Health check up, Environmental Monitoring	10.0	
		O & M cost	Erosion control Site Safety Site Sanitation Disinfection & Health check up Environmental Monitoring	1.0	
34	Environmental Management plan budget during construction phase	Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
		Storm Water	Network upto final disposal point		
		Sewage Treatment	Installation of STP	94.00	18.00
		Water treatment	Disinfection treatment	--	--
		RWH	Bore holes and pits	11.00	1.00
		Swimming pool	Construction & Equipment		
		Solid waste	OWC Machine	25.00	12.36
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and Maintenance	64.00	3.70
		Energy Saving	Solar Equipment	124.0	7.9
		Environmental Monitoring	Monitoring and analysis of air, water, soil & noise	-	1.60

		Disaster Management plan	Fire Fighting System	178.0	9.40
35.	Traffic Management	Type	Required as per DCR	Provided	Area of parking (m ²)
		4-Wheeler	909	1094	13675
		2-Wheeler	1245	1550	3100
		Bicycles	685	691	691
36	Details of Court cases/litigations w.r.t. the project and project location if any	Attached as Annexure			

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide letter dated 14/9/2019 for total BUA 94945.38 Sqm. Proposal has been considered by SEIAA in its 242nd (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the undertaking regarding there is no change in project.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 82551.2 m², Non-FSI- 32522.76 m², Total BUA- 115073.96 m². (Plan approval-CC/3706/21, dated-29.02.2022).

General Conditions:

a) Construction Phase :-

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

Control Board.

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

- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 Manisha Patankar Mhaiskar
 (Member Secretary, SEIAA) 14/5/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
 Patankar Mhaiskar
 Member Secretary

Date: 5/12/2022 6:43:33 AM

Annexure III – Drinking water Facility

Labour camp & Facilities



Labour Camp



Mobile Toilet



Drinking Water

Annexure IV – Water Analysis Report

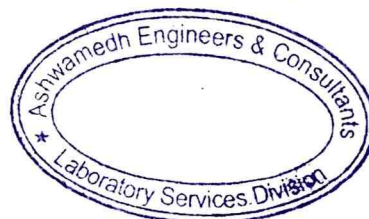


TEST REPORT

Sample ID : W/12/23/046	Report No. W/12/23/046	Report Date	12/12/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Drinking Water
Sampling Location	Water Treatment Plant	Date - Sampling	05/12/2023
Sample Quantity / Packing	2 L x 1 no. plastic can 250 ml x 1 no. sterile glass bottle	Date - Receipt of Sample	06/12/2023
Sampling Procedure	IS 1622:1981 & IS 3025(Part I):1987 & APHA 23rd Ed.2017, 1060 B,1-40, 9060 A,9-36 & 9060 B,9-39 & ISO 19458:2006	Date - Start of Analysis	06/12/2023
Order Reference	Quo. Ref. No.: AEC/PN/Q.2031/MR_I dated 02.12.2023	Date - Completion of Analysis	11/12/2023

Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
Chemical Testing; Group: Water, Residues in Water					
Organoleptic and Physical Parameters					
1	Colour	1	Max.5	Hazen units	IS 3025 (Part 4):1983
2	Odour	Agreeable	Agreeable	-	IS 3025 (Part 5):2018
3	pH value (at 25°C)	7.53	6.5-8.5	-	IS 3025 (Part 11): 1983
4	Turbidity	BLQ (LOQ:0.2)	Max. 1.0	NTU	IS 3025 (Part 10):1984
5	Total Dissolved Solids	50	Max.500	mg/L	IS 3025 (Part 16): 1984
General Parameters concerning substances undesirable in excessive amounts					
6	Aluminium (as Al)	BLQ (LOQ:0.025)	Max. 0.03	mg/L	IS 3025 (Part 55): 2003
7	Ammonia (as NH ₃ -N)	BLQ (LOQ:0.1)	Max. 0.5	mg/L	APHA, 23rd Ed., 4500 NH ₃ , F, 4 -119: 2017
8	Anionic Detergents (as MBAS, Calculated as LAS, mol.wt. 288.38)	BLQ (LOQ:0.1)	Max.0.2	mg/L	APHA, 23rd Ed.:2017,5540-B&C,5-53 & 5-55
9	Barium (as Ba)	BLQ (LOQ:0.05)	Max. 0.7	mg/L	IS 3025 (Part 65):2014; / ISO 17294-2: 2003RA:2019
10	Boron (as B)	BLQ (LOQ:0.1)	Max.0.5	mg/L	IS 3025 (Part 57):2003
11	Calcium (as Ca)	8.81	Max.75	mg/L	IS 3025 (Part 40): 1991
12	Chloramines (as Cl ₂)	BLQ (LOQ:0.05)	Max. 4.0	mg/L	APHA, 23rd Ed., 4500-Cl-G, 4-72
13	Chloride (as Cl)	8	Max. 250	mg/L	IS 3025 (Part 32):1988
14	Copper (as Cu)	BLQ (LOQ:0.005)	Max.0.05	mg/L	IS 3025 (Part 65):2014; / ISO 17294-2: 2003RA:2019
15	Fluoride (as F)	BLQ (LOQ:0.05)	Max. 1.0	mg/L	IS 3025 (Part 60):2008
16	Free Residual Chlorine	0.25	Min.0.2	mg/L	APHA, 23rd Ed.,4500-Cl-G, 4-72
17	Iron (as Fe)	BLQ (LOQ:0.005)	Max.1.0	mg/L	IS 3025 (Part 65):2014; / ISO 17294-2: 2003RA:2019
18	Magnesium (as Mg)	4.37	Max.30	mg/L	IS 3025 (Part 46): 1994

Sonali Kapse
Section In-Charge (Biological)
Reviewed & Authorised by



Saanvi Dalal
Section In-charge (Chemical)
Reviewed & Authorised by



Sample ID : W/12/23/046	Report No. W/12/23/046	Report Date	12/12/2023
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Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
19	Manganese (as Mn)	BLQ (LOQ:0.005)	Max.0.1	mg/L	IS 3025 (Part 65):2014; / ISO 17294-2: 2003RA:2019
20	Mineral Oil	BLQ (LOQ:1)	Max.1.0	mg/L	APHA, 23rd Ed.,5520:2017
21	Nitrate (as NO ₃)	0.39	Max.45	mg/L	APHA, 23rd Ed., 4500- NO3, B-4-127: 2017
22	Phenolic compounds(as C ₆ H ₅ OH)	BLQ (LOQ:0.001)	Max. 0.001	mg/L	Clause 6 of IS 3025(Part 43):1992
23	Selenium (as Se)	BLQ (LOQ:0.003)	Max.0.01	mg/L	IS 3025 (Part 65):2014; / ISO 17294-2: 2003RA:2019
24	Silver (as Ag)	BLQ (LOQ:0.003)	Max.0.1	mg/L	IS 3025 (Part 65):2014; / ISO 17294-2: 2003RA:2019
25	Sulphate (as SO ₄)	4.3	Max. 200	mg/L	IS 3025 (Part 24)
26	Sulphide (as H ₂ S)	BLQ (LOQ:0.025)	Max. 0.05	mg/L	IS 3025 (Part 29):1986
27	Total Alkalinity (as CaCO ₃)	30	Max.200	mg/L	IS 3025(Part 23): 1986
28	Total Hardness (as CaCO ₃)	40	Max. 200	mg/L	IS 3025 (Part 21):1983
29	Zinc (as Zn)	BLQ (LOQ:0.005)	Max.5.0	mg/L	IS 3025 (Part 65):2014; / ISO 17294-2: 2003RA:2019

Biological Testing; Group: Water

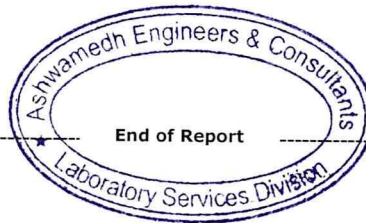
Bacteriological Parameters


30	<i>Escherichia coli</i>	Absent	Not Detectable	/100 ml	IS 15185:2016
31	Total Coliforms	Absent	Not Detectable	/100 ml	IS 15185:2016

BLQ: Below Limit of Quantification, LOQ: Limit of Quantification.

Remark: The analysed Water Sample results conform with Acceptable Limit as per IS 10500:2012 [With Amendment No.1,2,3 and 4] Standard with respect to the parameters tested.


Sonali Kapse
Section In-charge (Biological)
Reviewed & Authorised by




Saanvi Dalal
Section In-charge (Chemical)
Reviewed & Authorised by



Note:

1. The result listed refer only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. In case sampling is not done by laboratory, the results apply to the sample as received.
4. There are no additions to, deviations or exclusions from the method.



Annexure V - Soil Analysis Report

TEST REPORT

Sample ID : S/12/23/062	Report No. S/12/23/062	Report Date	15/12/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Soil
Sampling Location	Project Site	Date - Sampling	05/12/2023
Sample Quantity / Packing	1 kg x 1 no. paper bag	Date - Receipt of Sample	06/12/2023
Sampling Procedure	AEC/SAM/37	Date - Start of Analysis	06/12/2023
Order Reference	Quo. Ref. No.: AEC/PN/Q.2031/MR_I dated 02.12.2023	Date - Completion of Analysis	14/12/2023

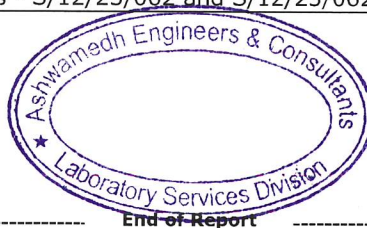
Sr. No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (1:5 suspension at 25°C)	8.49	-	FAO, Sec. III, I, Page no.65
2	Electrical Conductivity (1:5 suspension, 25°C)	0.514	mmho/cm	FAO, Sec. III, 5, Page no. 85
3	Organic Carbon	0.45	%	FAO, Sec. III, 3, Page no.73
4	Total Nitrogen (as N)	101	mg/kg	FAO, Sec III, 4, Page No. 78
5	Total Phosphorous (as P)	27.9	mg/kg	FAO, Sec. III, 12-1, Page no.157
6	Total Potassium (as K)	140	mg/kg	USEPA/SW 846/7000B
7	Manganese (as Mn)	520	mg/Kg	USEPA/SW 846/7000B
8	Boron (as B)	54.4	mg/kg	USEPA/SW 846/6010C
9	Copper (as Cu)	54.6	mg/kg	USEPA/SW 846/7000B
10	Iron (as Fe)	17486	mg/kg	USEPA/SW 846/7000B
11	Zinc (as Zn)	44.1	mg/kg	USEPA/SW 846/7000B

Note: All results are on air dry basis.

FAO: Food & Agriculture Organization, United Nations.

Sample ID S/12/23/062 bears two Test Reports - S/12/23/062 and S/12/23/062N


Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



End of Report

Note:

1. The result listed refer only to the tested sample(s) and applicable parameter(s).
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TEST REPORT

Sample ID : S/12/23/062	Report No. S/12/23/062N	Report Date	15/12/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Soil
Sampling Location	Project Site	Date - Sampling	05/12/2023
Sample Quantity / Packing	1 kg x 1 no. paper bag	Date - Receipt of Sample	06/12/2023
Sampling Procedure	AEC/SAM/37	Date - Start of Analysis	06/12/2023
Order Reference	Quo. Ref. No.: AEC/PN/Q.2031/MR_I dated 02.12.2023	Date - Completion of Analysis	14/12/2023

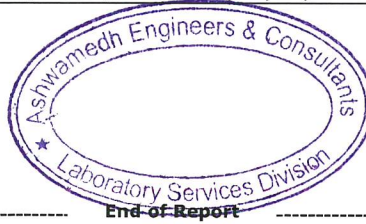
Sr. No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	Calcium (as Ca)	1.72	%	USEPA/SW 846/6010C

Note: All results are on air dry basis.

FAO: Food & Agriculture Organization, United Nations.

Sample ID S/12/23/062 bears two Test Reports - S/12/23/062 and S/12/23/062N

Ninad Soundankar
Technical Manager (Chemical)
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End of Report

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AEC/F/REP/1-A


Annexure VI - DG set reports

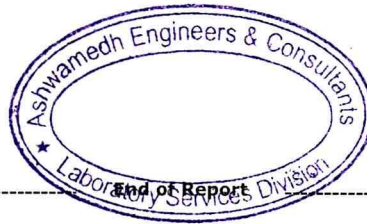
STACK EMISSION MONITORING REPORT

Sample ID : SA/12/23/065	Report No. SA/12/23/065	Report Date	09/12/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Stack Emission
Sample Quantity / Packing	PM: 1 no. thimble SO ₂ : 30 ml x 1 no. plastic bottle NO ₂ : 25 ml x 1 no. plastic bottle	Date - Sampling	05/12/2023
		Date - Receipt of Sample	06/12/2023
Sampling Procedure	IS 11255 (Part 1):1985, (Part 2):1985, (Part 3):2008, (Part 7):2005	Date - Start of Analysis	06/12/2023
Order Reference	Quo. Ref. No. AEC/PN/Q.2031/MR_I dated 02.12.2023	Date - Completion of Analysis	09/12/2023

Stack Details	
~ Stack Identity	200 KVA D G Set
~ Stack attached to	200 KVA D G Set
~ Material of construction	MS
~ Stack height above ground level	5 m
~ Stack diameter	0.15 m
~ Stack shape at top	Round
~ Type of Fuel	Diesel
~ Fuel Consumption	20 L/h

Parameter	Result	Unit	Method
Chemical Testing; Group: Atmospheric Pollution			
Flue Gas Temperature	109	°C	IS 11255 (Part 3):2008
Flue Gas Velocity	6.75	m/s	IS 11255 (Part 3):2008
Flue Gas Flow Rate	325	Nm ³ /h	IS 11255 (Part 3):2008
Particulate Matter (PM)	11	mg/Nm ³	IS 11255 (Part 1):1985
Sulphur Dioxide (SO ₂)	6.67	mg/Nm ³	IS 11255 (Part 2):1985
Sulphur Dioxide (SO ₂)	0.05	kg/d	IS 11255 (Part 2):1985
Oxides of Nitrogen (NO ₂)	18.5	mg/Nm ³	IS 11255 (Part 7):2005


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Section In-charge (Chemical)
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Disclaimer

Information is supplied by the customer (~) and can affect the validity of results.





NOISE LEVEL MEASUREMENT REPORT

Sample ID: N/12/23/3065	Report No.: N/12/23/3065N	Report Date	05/12/2023
Name and Address of Customer	Mahanagar Realty Site-Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Monitoring Done By	Laboratory	Sample Description /Type	DG Noise
Order Reference	As per WO Ref. No.: WO-Naksha-con1-2021-22-CON-9 dated on 06.01.2022	Date-Monitoring	01/12/2023

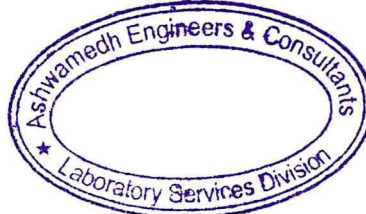
Chemical Testing; Group: Atmospheric Pollution

Sr. No.	Location	Time (h)	Sound Level dB (A) Fast Response				Difference
			A	Inside	B	Outside	
1.	DG SET 200 KVA	12:00	A1	96.2	A2	74.1	25.5
		12:05	B1	97.1	B2	70.4	25.2
		12:10	C1	95.8	C2	71.4	25.3
		12:15	D1	97.9	D2	69.7	25.2
			Average	96.7	Average	71.4	25.3

Note: Standards as per MPCB Consent Condition 25 dB (A) insertion Loss.

(Signature)

Ninad Soundankar
Technical Manager (Chemical)
Reviewed & Authorised by



-----End of Report-----

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**Annexure VII - Ambient Air & Noise
Reports**



AMBIENT AIR QUALITY MONITORING REPORT

Sample ID : AA/12/23/064	Report No. AA/12/23/064	Report Date	12/12/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043,Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Ambient Air
Sampling Location	Near Site Office	Date - Sampling	04/12/2023 to 05/12/2023
Sample Quantity / Packing	PM ₁₀ , Bap, Metals: 1 x 3 no. filter paper PM _{2.5} : 1 x 1 no. filter paper SO ₂ , NO ₂ : 30 ml x 6 no. plastic bottle each NH ₃ : 10 ml x 24 no. plastic bottle Ozone: 10 ml x 1 no. plastic bottle C ₆ H ₆ : 1 x 6 no. charcoal tubes CO: 1 x 1 no. bladder	Date - Receipt of Sample	06/12/2023
Sampling Procedure	As per method reference	Date - Start of Analysis	06/12/2023
Order Reference	Quo. Ref. No. AEC/PN/Q.2031/MR_I dated 02.12.2023	Date - Completion of Analysis	11/12/2023

Meteorological Data / Environmental Conditions

Average Wind Velocity 5 km/h	Wind Direction W	Relative Humidity (Max./Min.): 78/40%	Temperature (Max./Min.): 37/26°C	Duration of Survey 24 h
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Parameter	Result	NAAQS# 2009	Unit	Method
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Chemical Testing; Group: Atmospheric Pollution

Sulphur Dioxide (SO ₂)	4.53	80	µg/m ³	IS 5182 (Part 2): 2001
Nitrogen Dioxide (NO ₂)	7.69	80	µg/m ³	IS 5182 (Part 6): 2006
Particulate Matter (size less than 10 µm) or PM ₁₀	41	100	µg/m ³	IS 5182 (Part 23):2006
Particulate Matter (size less than 2.5µm) or PM _{2.5}	12	60	µg/m ³	CPCB Guideline, Volume I,36/2012-13, Page No.15:2013
Ozone (O ₃)	BLQ (LOQ:19.6)	180	µg/m ³	Methods of Air Sampling and Analysis (AWMA), 3rd Ed., Method 411,Page no. 403 :1988
Lead (as Pb)	BLQ (LOQ:0.02)	1	µg/m ³	EPA/625/R-96/010 a Compendium Method 10-3.1 & 3.2
Carbon Monoxide (CO)	1.26	4	mg/m ³	CPCB Guidelines, Volume II, 37/2012-13, Page no.16: 2013
Ammonia (NH ₃)	BLQ (LOQ:20)	400	µg/m ³	CPCB Guidelines, Volume I,36/2012-13, Page No.35: 2013
Benzene (C ₆ H ₆)	1.41	5	µg/m ³	IS 5182 (Part 11): 2006
Benzo (a) pyrene (BaP) Particulate Phase only	BLQ (LOQ:0.2)	1	ng/m ³	IS 5182 (Part 12): 2004
Arsenic (as As)	BLQ (LOQ:0.3)	6	ng/m ³	EPA/625/R-96/010 a Compendium Method 10-3.1 & 3.4
Nickel (as Ni)	4.06	20	ng/m ³	EPA/625/R-96/010 a Compendium Method 10-3.1 & 3.2

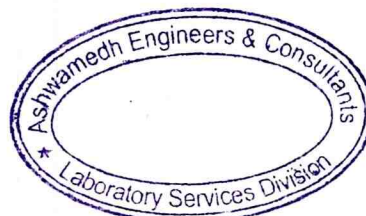
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification

TWA : Time Weighted Average

: NAAQS (National Ambient Air Quality Standards (Industrial, Residential, Rural and other Area) specified as: 24 hours TWA in case of Sulphur Dioxide, Nitrogen Dioxide, PM₁₀, PM_{2.5}, Lead and Ammonia, 1 hour TWA in case of Carbon Monoxide and Ozone, Annual TWA in case of Benzene, Benzo (a) Pyrene, Arsenic and Nickel.

Saanvi Dalal

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Section in-charge (Chemical)
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Sample ID : AA/12/23/064

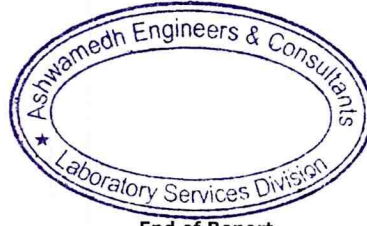
Report No. AA/12/23/064

Report Date

12/12/2023



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End of Report

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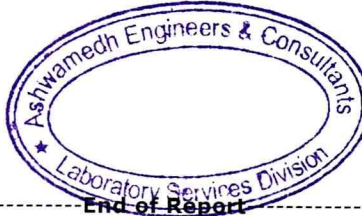


NOISE LEVEL MEASUREMENT REPORT

Sample ID: N/12/23/066	Report No.: N/12/23/066	Report Date	08/12/2023
Name and Address of Customer	Mahanagar Realty Site-Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Monitoring Done By	Laboratory	Sample Description /Type	Ambient Noise
Order Reference	As per WO Ref.AEC/PN/Q.2031/MR_I	Date of Monitoring	05/12/2023

Chemical Testing; Group: Atmospheric Pollution				
Location	Time (h)	Results Noise Level dB (A) Fast Response	Results Noise Level dB (A) Slow Response	Method
A. Near Site Office	09:00	54.8	52.5	CPCB Protocol for Ambient Level Noise Monitoring. July AEC/C/SAP/SAM/25. Issue no.:4. Issue date 01.04.2018
	22:00	40.3	39.2	
Limits				
As Per the Noise Pollution (Regulation & Control) Rules, 2000 (Rules 3 (1) and 4(1))				
Area Type	Limits in dB (A) weighted scale			
	Day (6 a.m. to 10 p.m.)		Night (10 p.m. to 6 a.m.)	
Residential	55		45	

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Annexure VIII - Effluent Report

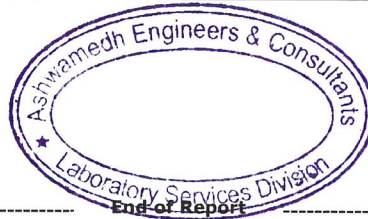
TEST REPORT

Sample ID : E/12/23/060	Report No. E/12/23/060	Report Date	12/12/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Untreated Sewage Effluent
Sampling Location	STP Inlet	Date -Sampling	05/12/2023
Sample Quantity / Packing	2 L x 1 no. plastic can 1 L x 1 no. glass bottle	Date - Receipt of sample	06/12/2023
Sampling Procedure	IS 3025 (Part 1):1987 Amds.1& APHA,23rd Ed.2017,1060 B,1-40	Date - Start of Analysis	06/12/2023
Order Reference	Quo. Ref. No.: AEC/PN/Q.2031/MR_I dated 02.12.2023	Date - Completion of Analysis	11/12/2023

Sr.No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (at 25°C)	7.72	-	IS 3025 (Part II):1983
2	Total Suspended Solids	38	mg/L	IS 3025 (Part 17):1984
3	Biochemical Oxygen Demand (3 days, 27°C)	42	mg/L	IS 3025 (Part 44):1993
4	Chemical Oxygen Demand	150	mg/L	APHA, 23rd Ed., 5220-B, 5-18
5	Total Dissolved Solids	626	mg/L	IS 3025 (Part 16):1984
6	Oil & Grease	BLQ (LOQ:1)	mg/L	APHA, 23rd Ed., 5520-B, 5-42
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification				



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End of Report

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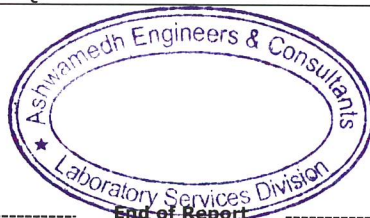
AEC/F/REP/1-A

TEST REPORT

Sample ID : E/12/23/061	Report No. E/12/23/061	Report Date	12/12/2023
Name and address of Customer	Mahanagar Realty Site -Ishanya S.No. 19A/3A, Pune Satara Road, Dhankawadi, Pune 411043, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Treated Sewage Effluent
Sampling Location	STP Outlet	Date -Sampling	05/12/2023
Sample Quantity / Packing	2 L x 1 no. plastic can 1 L x 1 no. glass bottle	Date - Receipt of sample	06/12/2023
Sampling Procedure	IS 3025 (Part 1):1987 Amds.1& APHA,23rd Ed.2017,1060 B,1-40	Date - Start of Analysis	06/12/2023
Order Reference	Quo. Ref. No.: AEC/PN/Q.2031/MR_I dated 02.12.2023	Date - Completion of Analysis	11/12/2023

Sr.No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (at 25°C)	8.01	-	IS 3025 (Part II):1983
2	Total Suspended Solids	8	mg/L	IS 3025 (Part I7):1984
3	Biochemical Oxygen Demand (3 days, 27°C)	2	mg/L	IS 3025 (Part 44):1993
4	Chemical Oxygen Demand	10	mg/L	APHA, 23rd Ed., 5220-B, 5-18
5	Total Dissolved Solids	206	mg/L	IS 3025 (Part I6):1984
6	Oil & Grease	BLQ (LOQ:1)	mg/L	APHA, 23rd Ed., 5520-B, 5-42
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification				


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Technical Manager (Chemical)
Reviewed & Authorised by



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Annexure IX - Advertisement

Paper Advertisement

<p style="text-align: center;">जाहिर सूचना</p> <p>तमाम जनतेस सुचित करण्यात येते कि महानगर बिल्डर्स आणि डेवलपर्स प्रा. लि. पुणे यांच्या स. क्र. 373(pt), 375, 376, 377 (pt), 378 (pt), S.No.19A/3A, धनकवडी, सातारा रोड, पुणे - ४११ ०४३ येथील रहिवासी गृहप्रकाल्पास राज्य शासनाच्या पर्यावरणआघात मुल्यांकन प्राधिकरण, महाराष्ट्र यांच्या कडून पत्र क्र. SIA/ MH/MIS/ 249450/2022 दिनांक 12/05/2022. पर्यावरण विषयक परवानगी मिळाली आहे.</p> <p>हि परवानगी पर्यावरण आघात मुल्यांकन अधिसूचना नुसार देण्यात आलेली आहे. सदर परवानगीच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळ येथे उपलब्ध असून पर्यावरण विभाग महाराष्ट्र शासन यांच्या संकेतस्थळावर : http://parivesh.nic.in उपलब्ध आहेत.</p>	<p style="text-align: center;">Public Notice</p> <p>This is to inform the public in general that Mahanagar Realty have been accorded with the Environmental Clearance by State Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra for their construction project at CTS NO. 373(pt),375,376,377 (pt), 378 (pt), S. No. 19A/3A, Dhankawadi, Satara Road, Pune-411043. Vide EC identification no. EC22B038MH110633 File no. SIA/ MH/MIS/249450/2022 dated 12/05/2022. This clearance is in accordance with the provisions of 'EIA Notification 2006.</p> <p>The copies of this letter are available with Maharashtra Pollution Control Board and may also be seen Department of Environment Government of Maharashtra website http://parivesh.nic.in</p>
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Annexure X - Consent Certificate

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/S.S.I

No:- Format1.0/CC/UAN No.0000138092/CE/2211000984

Date: 14/11/2022

To,
 M/s Ishanya,
 CTS No. 373 (P), 375,376,377(P), 378(P),
 S. No. 19A/3A, Dhankawadi, Satara Road,
 Dhankawadi, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Revalidation of Consent to Establish for Residential & Commercial construction Project under Red Category

- Ref:**
1. Revalidation of Consent to Establish granted vide No. Format1.0/BO/JD(WPC)/UAN089687/CE/CC-2012001491 dtd. 31.12.2020
 2. Consent to Operate (Part-I) granted vide No. Format1.0/BO/JD(WPC)/UAN086949/CO/CC-2009000238 dtd. 04.09.2020
 3. Minutes of 15th Consent Committee Meeting of 2022-23 held on 13.09.2022

Your application NO. MPCB-CONSENT-0000138092

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

1. **The Consent to establish is granted for period up to Commissioning of the project or 30.04.2027 whichever is earlier**
2. **The capital investment of the project is Rs.102.31 Cr. (As per undertaking submitted by pp).**
3. **The Revalidation of Consent to Establish is valid for Residential & Commercial construction Project named as M/s Ishanya, CTS No. 373 (P), 375,376,377(P), 378(P), S. No. 19A/3A, Dhankawadi, Satara Road, Dhankawadi, Tal Haveli, Dist Pune on Total Plot Area of 23734 SqMtrs for proposed total construction BUA of 1,15 073.96 SqMtrs as per specific condition of EC granted dated 12.05.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 14.09.2019	23734.00	115406.00
2	Consent to Establish dtd 31.12.2020	23734.00	94945.38
3	Consent to Operate (Part-I) dtd 04.09.2020	23734.00	51677.34
4	Environmental Clearance dtd 12.05.2022	23734.00	115073.96

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

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	309	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG Set-400 kVA	01	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable	675 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Biodegradable	461 Kg/Day	Segregation	To Local Body
3	STP Sludge	19 Kg/Day	Dewatering	As manure

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

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

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

<i>Sr No</i>	<i>Type of Waste</i>	<i>Quantity</i>	<i>UoM</i>	<i>Disposal Path</i>
1	E Waste	1336.00	Kg/Annum	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide the Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/249450/ 2022 dtd.12.05.2022 for construction project on total Plot area 23734.00 Sq.Mtrs, & proposed total construction BUA 115073.96 Sq.Mtrs. as per specific condition of EC.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-14 10:59:57 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	204620.00	TXN2205000370	04/05/2022	Online Payment

Copy to:

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



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

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 360 CMD with MBBR technology for the treatment of 309 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	331.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-400 kVA	Acoustic Enclosure	4.00	Diesel 76 Ltr/Hr	1	SO ₂	36.48 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
-------------------------	---------------	------------------------

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	Existing/15 Days	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**Conditions during construction phase**

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



1180

McLIN
CONSULTANTS
PVT.LTD.

13

ADDRESS: GIRIJA, 5, SITABAUG COLONY, VITTHALWADI ROAD
PUNE - 411 030, MAHARASHTRA (INDIA)
PHONE: (+91 - 020) 2433 0749 / 2432 4859
Email: mclincpl@gmail.com
CIN: U74140MH1987PTC044326

ANNEXURE-R-14

CERTIFICATE

Ishanya project at Satara Road, Pune, The completed project work covers A & B buildings. Work for Stormwater Drain System and Rain water harvesting pit have been planned according to the drawing provided by our office.

Place - Pune

Date - 17.03.2018



M. Paratane

Mohanish Paratane

Sr. Consultant

JOIN US TO SAVE ENERGY AND ENVIRONMENT



Scanned with OKEN Scanner

1181

ADDRESS : 'GIRIJA', 5, SITABAUG COLONY, VITTHALWADI ROAD,
PUNE - 411 030., MAHARASHTRA (INDIA)
PHONE : (+91 - 020) 2433 0749 / 2432 4859
Email : mclincpl@gmail.com
CIN : U74140MH1987PTC044326

McLIN
CONSULTANTS
PVT.LTD.



CERTIFICATE

Ishanya project at Satara Road, Pune, The completed project work covers C building. Work for Stormwater Drain System and Rain water harvesting pit have been planned according to the drawing provided by our office.

Place - Pune

Date - 18.08.2020



M. Paratane

Mohanish Paratane

Sr. Consultant

JOIN US TO SAVE ENERGY AND ENVIRONMENT



Scanned with OKEN Scanner

SUN BLESS SOLAR SOLUTIONS

201 Ascent Chamber Narayan Peth, Laxmi Rd. Pune-411030 Email-sunblessolar@gmail.com,
Web site: www.sunblessolar.com Mobile No. 9552047630/ 8237784351

CERTIFICATE

This is to certify that Sun Bless Solar Solutions had installed solar water Heating
System of capacity 8,000.00 (500 x 16 Nos.) LPD - E.T.C.type and 1500 LPD (375
Its x 4 nos) - FPC type to our client,

Company name and address

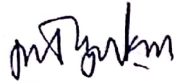
MAHANAGAR REALITY

Site – ISHANYA – Building A

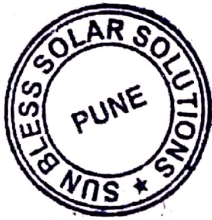
S.NO.19A/3A,PUNE SATARA ROAD, DHANKAWADI PUNE 411043

The system performance is good and it is functioning well.

For Sun bless Solar Solutions



Authorized Signatory



SUN BLESS SOLAR SOLUTIONS

201 Ascent Chamber Narayan Peth, Laxmi Rd. Pune-411030 Email-sunblessolar@gmail.com,
Web site: www.sunblessolar.com Mobile No. 9552047630/ 8237784351

CERTIFICATE

This is to certify that Sun Bless Solar Solutions had installed solar water Heating System of capacity 8,000.000(500 x 16 Nos.) LPD - E.T.C.type and 1500 LPD (375

Its x 4 nos) - FPC type to our client,

Company name and address

MAHANAGAR REALITY

Site – ISHANYA – Building B

S.NO.19A/3A,PUNE SATARA ROAD, DHANKAWADI PUNE 411043

The system performance is good and it is functioning well.

For Sun bless Solar Solutions


Authorized Signatory



1184
GREENTECH INDIA

Sr, No 47/3/4, Aditya Paradise office No 206 Near Bharat Petrol Pump Punawale Pune
Email ID info@greentechindia.in Contact : 8208595097/913841973

Date: 22.03.2021

TO,

MAHANAGAR REALTY

Maharashtra, India - 411043

Solar Water Heater Completion Certification

Dear Sir,

This is to Certify that Solar Water Heater has been installed at **Mahanagar Reality**,

Site Name : **ISHANYA (C Building)** Site Address : Sr.No.19A/3A, Pune Satara Road,
Adjoining Shankar Road Math K.K.Market, Dhankawadi Pune, Maharashtra, 411043

The above system is of Capacity 9000 (500x18 Nos.) LPD E.T.C type and 1500 LPD (375 ltr x4
Nos) FPC type to our client,

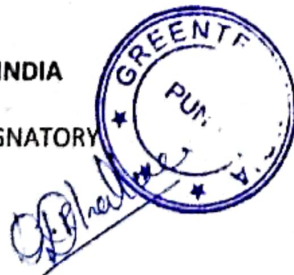
The system has been tested and is working satisfactorily as per PMC Norms

This certificate can be Shown to any Corporation for acquiring Municipal NOC.

With Regards

For, GREENTECH INDIA

AUTHORIZED, SIGNATORY





पुणे महानगरपालिका
 वृक्ष प्राधिकरण कार्यालय
 छत्रपती संभाजीराजे उद्यान, जंगली महाराज
 रस्ता, बालगंधर्व रंगमंदीराशेजारी,
 शिवाजीनगर, पुणे ४११ ००५.
 दूरध्वनी :- ०२०-२५५३२५१४/२५५३८५५३
 जा.क्र.वृ.प्रा.जा / १२८
 दिनांक १८/९/२०१५

प्रति,
 श्री. भरत मिठालाल नागोरी,
 ऑफिस नं.४, सहजानंद कॉम्प्लेक्स
 ईस्ट स्ट्रीट, पुणे ४११ ००९

विषय :- स.नं. १९ अ/३अ, सि.टी.एस.नं. ३७५, धनकवडी, पुणे येथील बांधकामास अडथळा
 करणारे वृक्ष काढणेबाबत.

- संदर्भ :- १) आपला आ.क्र.७२६६ दिनांक २५/२/२०१५ रोजीचा अर्ज.
 २) मा.वृक्ष प्राधिकरणाची मान्यता - ठराव क्र.२क दि.१४/५/२०१५
 ३) महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम १९७५.
 ४) मे.उच्च न्यायालय, मुंबई यांचे दिनांक २० सप्टेंबर २०१३ रोजीचे आदेश.
 (जनहित याचिका क्र.९३/२००९)

स.नं. १९ अ/३अ, सि.टी.एस.नं. ३७५, धनकवडी, पुणे येथील बांधकामास खालील वर्णनात नमूद केलेले वृक्ष तोडणेस
 परवानगी मिळणेबाबत आपले संदर्भांकित अर्जानुसार, संदर्भांकित क्र.२ च्या मान्यतेनुसार व वृक्ष अधिकारी नोंदवही
 क्र.१२८ दिनांक - १८/९/१५ अन्वये आपणांस खालील प्रमाणे परवानगी देणेत येत आहे.

अ.क्र.	वृक्षांचे नाव	वृक्षांची संख्या	म.वेढी मी.	उंची मी.	वृक्षांचे वय वर्षे (अंदाजे)	मा.वृक्ष प्राधिकरण यांनी दिलेली मान्यता
१)	औंदुबर	१	१.२०	५ ते ६	१५ ते १८	सदरहू अ.क्र.१ ते २९ वृक्ष बांधकामास अडथळा करीत असलेने व अ.क्र. ३० व ३१ वृक्ष ड्रेनेज लाईन टाकणेस अडथळा करीत असलेने, अ.क्र. १,३,४, ५, १२, १३, १५, १६, १७, १८, २०, २१, २२, ३०, ३१ मधील १५ वृक्ष पुनर्रोपनास प्रतिसाद देणार असलेने १५ वृक्ष पुनर्रोपन करणेस परवानगी देणेत येत आहे. अ. क्र. २, ६, ७, ८, ९, १०, ११, १४, १९, २३, २४, २५, २६, २७, २८, २९ मधील
२)	वठलेला वृक्ष (औंदुबर)	१	१.२०	५ ते ६	१५ ते १८	
३)	कडुलिंब	१	०.६०	५ ते ६	१० ते १२	
४)	औंदुबर	१	०.९०	५ ते ६	१२ ते १४	
५)	उभा अशोक	१	०.२८	५ ते ६	१० ते १२	
६)	सुबाभूळ	१	१.०५	१०	१८ ते २०	
७)	वठलेला वृक्ष	१	०.३८	२ ते ३	८ ते १०	

८)	काटेरी बाभूळ	१	०.४२	८ ते ९	१८ ते २०	१६ वृक्ष पुनर्रोपणास प्रतिसाद देणार नसल्याने १६ वृक्ष पुर्ण काढणेस परवानगी देणेत येत आहे.
९)	काटेरी बाभूळ	१	०.५०	८ ते ९	१८ ते २०	
१०)	काटेरी बाभूळ	१	०.९५	८ ते ९	१८ ते २०	
११)	सुबाभूळ	१	१.०५	१०	१८ ते २०	
१२)	रेनट्री	१	१.००	१०	२० ते २२	
१३)	सुबाभूळ	१	१.००	१०	२० ते २२	
१४)	चेरी(वठलेला)	१	०.७५	५ ते ६	१२ ते १५	
१५)	औदुंबर	१	०.७०	७ ते ८	१८ ते २०	
१६)	औदुंबर	१	०.७२	७ ते ८	१८ ते २०	
१७)	औदुंबर	१	०.७०	८ ते ९	२० ते २२	
१८)	औदुंबर	१	०.८२	८ ते ९	२० ते २२	
१९)	सुबाभूळ	१	०.८०	८ ते ९	१५ ते १८	
२०)	औदुंबर	१	१.२०	६ ते ७	१८ ते २०	
२१)	औदुंबर	१	१.१०	६ ते ७	१८ ते २०	
२२)	पिंपळ	१	०.४५	५ ते ६	१५ ते १८	
२३)	सुबाभूळ	१	०.८६	८ ते ९	१५ ते १८	
२४)	सुबाभूळ	१	०.२६	५ ते ६	१० ते १२	
२५)	सुबाभूळ	१	०.४५	५ ते ६	१० ते १२	
२६)	सुबाभूळ	१	०.३५	५ ते ६	१० ते १२	
२७)	सुबाभूळ	१	१.३०	८ ते ९	१८ ते २०	
२८)	रसुबाभूळ	१	०.८४	५ ते ६	१८ ते २०	
२९)	सुबाभूळ	१	०.६२	५ ते ६	१२ ते १४	
३०)	गुलमोहर	१	१.१०	४ ते ५	१८ ते २०	
३१)	गुलमोहर	१	१.२०	४ ते ५	१० ते २०	

टीप - मा.वृक्ष प्राधिकरण यांच्या मान्यतेनुसार खालील अटीवर कार्यवाही करणेस परवानगी देणेत येत आहे.

- १) उपरोक्त अ.क्र २,६,७,८,९,१०,११,१४,१९,२३,२४,२५,२६,२७,२८,२९ मधील १६ वृक्ष पुर्ण काढणे १,३,४,५, १२,१३, १५,१६,१७,१८,२०,२१,२२,३०,३१ मधील १५ वृक्ष पुनर्रोपण करणेसाठी स्थानिक जातीचे नविन ९३ वृक्षांची लागवड करून संदर्भ क्र.३ च्या कायद्यान्वये त्यांचे संवर्धन व संरक्षण किमान तीन वर्षे करणे व याबाबतचा अहवाल मा.वृक्ष अधिकारी यांचेकडे सहा महिन्यातून एकदा सादर करणे बंधनकारक आहे.
- २) सदरहू परवानगीचा कालावधी जावक दिनांकापासून तीन महीने मुदतीपर्यंत असेल.
- ३) प्रस्तुतची परवानगी कोणत्याही नागरिकांनी पाहण्यास मागितल्यास ती दाखविणे बंधनकारक आहे.
- ४) जर वृक्षांवर पक्ष्यांची घरटी असतील तर ती योग्य त्या ठिकाणी स्थलांतरीत करणे बंधनकारक आहे.त्यामध्ये अडचण निर्माण झाल्यास मा.उपवनसंरक्षक,पुणे विभाग,दूरध्वनी क्र.०२०-२५६७६९१८/२५६७५६६३ या क्रमांकावर संपर्क साधणे.

- ५) सदरहू मिळकतीमध्ये बांधकामास अडथळा करणाऱ्या वृक्षांखेरीज अन्य वृक्ष ३७ (सदोतीस) असून, वृक्ष मरतील असे कोणतेही प्रकारचे कृत्य करणे हे संदर्भ क्र.३ मधील कायदान्वये गुन्हा आहे.
- ६) संदर्भ क्र.४ च्या मे.उच्च न्यायालय, मुंबई यांच्या आदेशान्वये किमान ६ फुट उंचीचे, किमान मध्य वेढी १० से.मी. व किमान ५ वर्षे वयाचे, स्थानिक जातीचे नविन ९३ वृक्ष लावून त्यांचा अहवाल स्थळदर्शक नकाशा व फोटोसह इकडील कार्यालयास लवकरात लवकर सादर करणे आवश्यक आहे.
- ७) आपणाकडून उपरोक्त परवानगीपत्राप्रमाणे वृक्षतोडी बाबतची कार्यवाही, संबंधित विभागाच्या हॉर्टिकल्चर मिस्री - श्री.अजय भिसे (मो.नं.८३०८८४१५३०) यांच्या नियंत्रणाखाली करणेत यावी.
- ८) प्रस्तुतच्या परवानगीपत्रासोबत जोडलेली नोटीस तोडावयाच्या/पुनर्रोपण करावयाच्या वृक्षांवर डकवून, वृक्ष काढणेबाबत कोणत्याही नागरिकांची अथवा संस्थेचा आक्षेप आला असल्यास त्याची खातरजमा केल्यानंतर वृक्ष काढणेची कार्यवाही करावी.



वृक्ष अधिकारी
पुणे महानगरपालिका

चलन क्रमांक - १३५६२

दिनांक - १७/६/२०१५

रक्कम रूपये - ३,१०,०००/- (तीन लाख दहा हजार रूपये फक्त)

प्रत - १) मा.सहा.उद्यान अधिक्षक (उद्यान), पुणे महानगरपालिका

२) श्री.रत्नाकर करडे, हॉर्टिकल्चर सुपरवायझर, पुणे मनपा.

३) श्री.अजय भिसे, हॉर्टी.मिस्री, पुणे मनपा

यांस.....

(उपरोक्त नमूद केलेल्या अटीनुसार अर्जदारांकडून कार्यवाही केली जाते किंवा नाही.याबाबत हॉर्टिकल्चर मिस्री, हॉर्टिकल्चर सुपरवायझर व सहा.उद्यान अधिक्षक यांचे नियंत्रण व काम करून घेण्याची जबाबदारी राहिल.)



वृक्ष प्राधिकरण कार्यालय

छत्रपती संभाजीराजे उद्यान, जंगली महाराज रस्ता, बालगंधर्व
रंगमंदीराशेजारी, शिवाजीनगर, पुणे ४११ ००५.

दूरध्वनी :- ०२०-२५५३२५१४/२५५३८५५३

जा.क्र.वृ.प्रा.जा / १२८

दिनांक - १८/६/२०१५

नोटीस


(सदरहू नोटीस संबंधित वृक्षांवर जावक दिनांकापासून १५ दिवस मुदतीसाठी चिटकवणे बंधनकारक आहे)

महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन, सुधारणा अधिनियम १९७५ चे कलम ८/३ अन्वये जाहीर नोटीस देण्यात येते की, खालील वर्णनात नमूद केलेल्या अर्जदार यांनी वृक्ष प्राधिकरण विभाग, पुणे मनपाकडे सदरहू मिळकतीमधील खालील तपशिलातील नमूद केलेले वृक्ष तोडणेस/पुनर्रोपण करणेस अर्ज केलेला आहे. त्यानुसार खात्यामार्फत व मे. उच्च न्यायालय, मुंबई यांनी गठीत केलेल्या तज्ञ समितीमार्फत सनक्ष जागा पाहणी केलेली असून, सदरचा वृक्ष तोडीबाबतचा प्रस्ताव मा. वृक्ष प्राधिकरण समिती यांच्या समोर मान्यतेसाठी सादर करणेत आलेला असून, मा. वृक्ष प्राधिकरणाने खालील प्रमाणे ठराव क्र. २क दिनांक १४/५/२०१५ ने मान्यता दिलेली आहे.

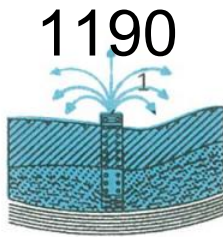
अर्ज आवक क्र.	अर्जदार / मिळकतदारांचे नाव व वृक्षाचे ठिकाण	वृक्षांचे नाव व संख्या	म.वेढी मी.	उंची मी.	वय वर्षे अंदाजे	खात्याची शिफारस	मा.तज्ञ समितीची शिफारस
७२६६, २५/२/१५	श्री. भरत मिठालाल नागोरी, स.नं. १९ अ/३अ, सि.टी.एस.नं. ३७५, धनकवडी, पुणे	१) औंदुबर १ २) वठलेला वृक्ष (औंदुबर) १ ३) कडुलिंब १ ४) औंदुबर १ ५) उभा अशोक १ ६) सुबाभूळ १ ७) वठलेला वृक्ष १ ८) काटेरी बाभूळ १ ९) काटेरी बाभूळ १ १०) काटेरी बाभूळ १ ११) सुबाभूळ १ १२) रेनट्री १ १३) सुबाभूळ १ १४) चेरी (वठलेला) १ १५) औंदुबर १ १६) औंदुबर १ १७) औंदुबर १ १८) औंदुबर १	१.२० १.२० ०.६० ०.९० ०.२८ १.०५ ०.३८ ०.४२ ०.५० ०.९५ १.०५ १.०० १.०० ०.७५ ०.७० ०.७२ ०.७० ०.८२ ०.८०	५ ते ६ ५ ते ६ ५ ते ६ ५ ते ६ ५ ते ६ १० २ ते ३ ८ ते ९ ८ ते ९ ८ ते ९ १० १० ५ ते ६ ७ ते ८ ७ ते ८ ८ ते ९ ८ ते ९ ८ ते ९	१५ ते १८ १५ ते १८ १० ते १२ १२ ते १४ १० ते १२ १८ ते २० ८ ते १० १८ ते २० १८ ते २० १८ ते २० १८ ते २० २० ते २२ २० ते २२ १२ ते १५ १८ ते २० १८ ते २० २० ते २२ २० ते २२ १५ ते १८	सदरहू अ.क्र. १ ते २९ वृक्ष बांधकामास अडथळा करीत असलेने व अ.क्र. ३० व ३१ वृक्ष ड्रेनेज लाईन टाकणेस अडथळा करीत असलेने , अ.क्र. १, ३, ४, ५, १२, १३, १५, १६, १७, १८, २०, २१, २२, ३०, ३१ मधील १५ वृक्ष पुनर्रोपनास प्रतिसाद देणार असलेने १५ वृक्ष पुनर्रोपन करणेस व अ. क्र, २, ६, ७, ८, ९, १०, ११, १४, १९, २३, २४, २५, २६, २७, २८, २९ मधील १६ वृक्ष पुनर्रोपनास प्रतिसाद देणार नसल्याने १६ वृक्ष पुर्ण काढणेस १:३ प्रमाणात नवीन स्थानिक जातीचे वृक्ष लावणेच्या अटीवर अनामत	खात्याची शिफारस मान्य

	१९) सुबाभूळ १	१.२०	६ ते ७	१८ ते २०	रकम स्विकारून परवानगी देण्यास शिफारस आहे.
	२०) औदुंबर १	१.१०	६ ते ७	१८ ते २०	
	२१) औदुंबर १	०.४५	५ ते ६	१५ ते १८	
	२२) पिंपळ १	०.८६	८ ते ९	१५ ते १८	
	२३) सुबाभूळ १	०.२६	५ ते ६	१० ते १२	
	२४) सुबाभूळ १	०.४५	५ ते ६	१० ते १२	
	२५) सुबाभूळ १	०.३५	५ ते ६	१० ते १२	
	२६) सुबाभूळ १	१.३०	८ ते ९	१८ ते २०	
	२७) सुबाभूळ १	०.८४	५ ते ६	१८ ते २०	
	२८) सुबाभूळ १	०.६२	५ ते ६	१२ ते १४	
	२९) सुबाभूळ १	१.१०	४ ते ५	१८ ते २०	
	३०) गुलमोहर १	१.२०	४ ते ५	१० ते २०	
	३१) गुलमोहर १				

उपरोक्त तपशिलाप्रमाणे नमूद केलेल्या प्रस्तावाबाबत कोणतेही नागरिकांचे अथवा संस्थेचा आक्षेप असल्यास त्या संदर्भात योग्य त्या कारणासह लेखी तक्रार मा.वृक्ष अधिकारी, उद्यान कार्यालय, छ.संभाजीराजे उद्यान, जंगली महाराज रस्ता, शिवाजीनगर, पुणे ४११ ००४ यांचेकडे नोटीस प्रसिध्द झाल्यापासून १५ दिवसांत आत नोंदविण्यात यावी.


 वृक्ष अधिकारी
 पुणे महानगरपालिका





R E P O R T

“ISHANYA”- MAHANAGAR REALTY- PUNE-VES-GRAPHICAL PRESENTATION AND RECOMMENDATIONS FOR RAINWATER HARVESTING.

Introduction: -

Geology plays important role in the occurrence and movement of groundwater. At any given location, it decides the aquifer characteristics and scope for groundwater development and possibility of its augmentation through water conservation measures. As such, hydro geological investigations become essential for understanding the stage of groundwater development and scope for its strengthening for ensuring long term availability.

Hydro geological investigations were initially carried out on 05-04-2012 at the site of “Ishanya”, Pune. At the time of visit, a big trench was excavated in the site area which indicated following geological formations.

-Weathered Murum,

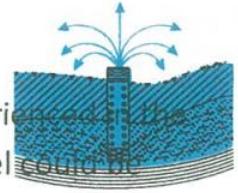
-Fractured Basalt,

-Fractured, jointed Basalt.

-Oozing of water is observed through jointing plane at the trench bottom from southern direction.

Topographically the area exhibits saucer shape land spread with a gentle slope in northwestern and southwestern direction. The site is adjoining Pune-Satara road, which is comparatively at higher elevation. A small stream flows towards northwestern side of the area, which is seasonal.

Hydrology: - hydrological characteristics are well understood from the existing dug/bore well in the area. There exist one successful bore well in the site area, which is located in the northwestern part. A submersible pump has been installed on the bore well, which is working satisfactorily. (The other details



could not be gathered precisely.) In the Deccan trap area, as experienced in the past, under similar topographic conditions, the trend of water level anticipated as below.

Pre Monsoon- 15 to 20 Mt. below ground level.

Post monsoon- 5 to 7 Mt. below ground level.

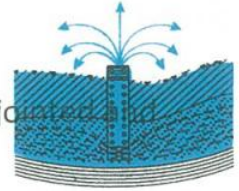
The present site area is located at comparatively higher location, in particular at the entrance and in its adjoining; the water level can be anticipated deeper in this section of the area.

Geophysical survey: -

In order to know the characteristics of Basalt rock below surface, Geophysical survey was carried out. It has helped in correlating the surface geology with underground formations.

Due to area constraints for conducting geophysical investigations, one Vertical Electrical Sounding (VES) was then conducted in the southwest-Northeastern direction. This has indicated, with fair accuracy, the sub surface geological formations. The resistivity data has been interpreted and analyzed with following findings.

- (1) The area is covered with comparatively soft geological formations at shallow and intermediate levels; at the deeper levels, beyond 60 Mt. there is possibility of hard Basaltic rock formation.
- (2) The area is covered with highly weathered Basalt, i.e. Murum and followed by weathered fractured basalt.
- (3) The fractured basalt is underlain by Vesicular Zeolitic Basalt up to intermediate depths and which is underlain by moderately weathered jointed basalt.
- (4) Fractured, jointed and vesicular Basalt are the aquifer sections in the area.
- (5) The presence of potential aquifer is justified by the existing bore well in the site area.
- (6) The bore well is installed with submersible pump, which was in operation then, even during approaching summer season. This is



indicative of potential aquifer system in terms of fractured/jointed and vesicular Basalt.

- (7) The aquifer occurs at a depth of 8 Mt. and 15 Mt. below ground level.
- (8) The sub surface geological formations appear to be getting progressively hard with the depths, however, still maintaining the aquifer characteristics.
- (9) Augmentation of groundwater resource is feasible through water conservation measures.
- (10) Since the geological formations have horizontal disposition, the induced groundwater recharge is likely to produce benefits at local as well as at regional level, as far as the groundwater availability is concerned.

QUANTIFICATION:-

Water availability at the site-

$$= \text{Area (Sq. Mt.)} \times \text{Rainfall (Mt.)}$$

$$= 22470 \text{ Sq. Mt.} \times 0.70 \text{ Mt.}$$

$$= 15729 \text{ CUM}$$

$$= 0.015 \text{ MCM}$$

Water that can get accommodated in the aquifer-

$$= \text{Area of aquifer (Sq. mt.)} \times \text{water table fluctuation (Mt.)} \times \text{Specific Capacity of aquifer.}$$

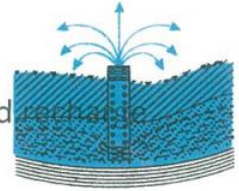
$$= 6750 \text{ Sq. Mt.} \times 10 \text{ Mt.} \times 0.03$$

$$= 2025 \text{ CUM}$$

$$= 0.0020 \text{ MCM}$$

From the above it will be seen that out of total water availability, about 13% is getting accommodated in the aquifer section and rest contributing to surface runoff during monsoon season. This can be utilized for water conservation purpose through various means.

Now, the aquifer is dynamic in nature and as such, groundwater continues to move under gravity up to the aquifer extension or up to the place, where, its withdrawal takes place through dug/bore well. Therefore, there always exists space for accommodating additional



recharge through water conservation measures. (Induced recharge along with natural groundwater recharge.)

RECOMMENDATIONS: -

On the basis of hydro geological investigations, following are the recommendations for the purpose of water conservation.

- (1) Constructions of Filter pits along storm water drain line, having dimensions of 2 Mt. X 1 Mt. X 2 Mt. (depth). The initial storm water will get accommodated in the aquifer and the rest will contribute to run off. During the dry spell, the water will percolate downwards, and the pits will again get filled up with water during subsequent rain spell. This cycle continues further.
- (2) A bore of 30 Mt. depths may be taken at the pit bottom so that, the filtered water will have direct recharge in the aquifer section below.
- (3) Existing bore well may be utilized as source of recharge for strengthening the aquifer system.

Geological formations are horizontal in disposition and so as the aquifer sections. Thus, water conservation will have benefits at local as well as at regional level.

Recharge quantification: -

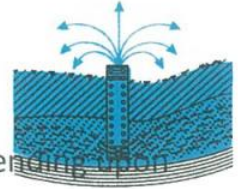
For the Deccan Trap area it is somewhat difficult to quantify groundwater recharge. This is due to its physical characteristics, as far as occurrence and movement of groundwater is concerned. However, it is attempted as under.

Filter pit-dimensions- 2 Mt. X 1 Mt. x 2 Mt.

Quantification would be- 2 Mt. X 1 Mt. x 1 Mt. (1 Mt. filter media.)
= 2 CUM (one time filling)

During monsoon period, 5 to 6 days are such, when the rainfall is more than 5 mm, which is useful for recharging purpose.

Therefore, in total monsoon period of 120 days, there would be such 25 days. Thus the likely recharge quantity would be-



2 Cum X 25= 50 CUM (for one pit.)

Additional recharge quantity would be available depending upon no. of pits. In addition, bore at the pit bottom and utilization of existing bore well as a source of recharge, will further enhance the recharge quantity.

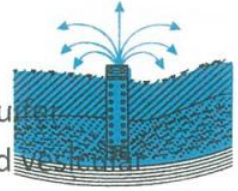
Criteria for pits: -

We have considered that out of total availability of water as 15729 CUM, 2025 CUM is getting accommodated in the aquifer and rest 13704 CUM is contributing to runoff. Considering the Specific Capacity of Basalt aquifer as 3%, additional 411 CUM can get accommodated in the aquifer. We have anticipated capacity of each pit as 50 CUM, considering this, to accommodate 411 CUM; minimum 8 pits may be constructed.

CONCLUSIONS: -

On the basis of hydro geological investigations carried initially on 05-04-2012, and with reference to geophysical investigations then conducted, the information regarding surface as well as sub surface geology could be understood with fair accuracy. Following are the overall conclusions in this respect.

- (1) The area is situated in assort of saucer shape landform with a slope in northwestern direction.
- (2) Geologically, the site is covered with Deccan Trap Basaltic rock formation with Murum and fractured basalt is noticed in the excavated part of the area.
- (3) Hydrological, conditions appear favorable for groundwater occurrence, which is justified by the existing bore well in the area.
- (4) The rock formation is becoming progressively hard with the depths, however, still bears aquifer characteristics.



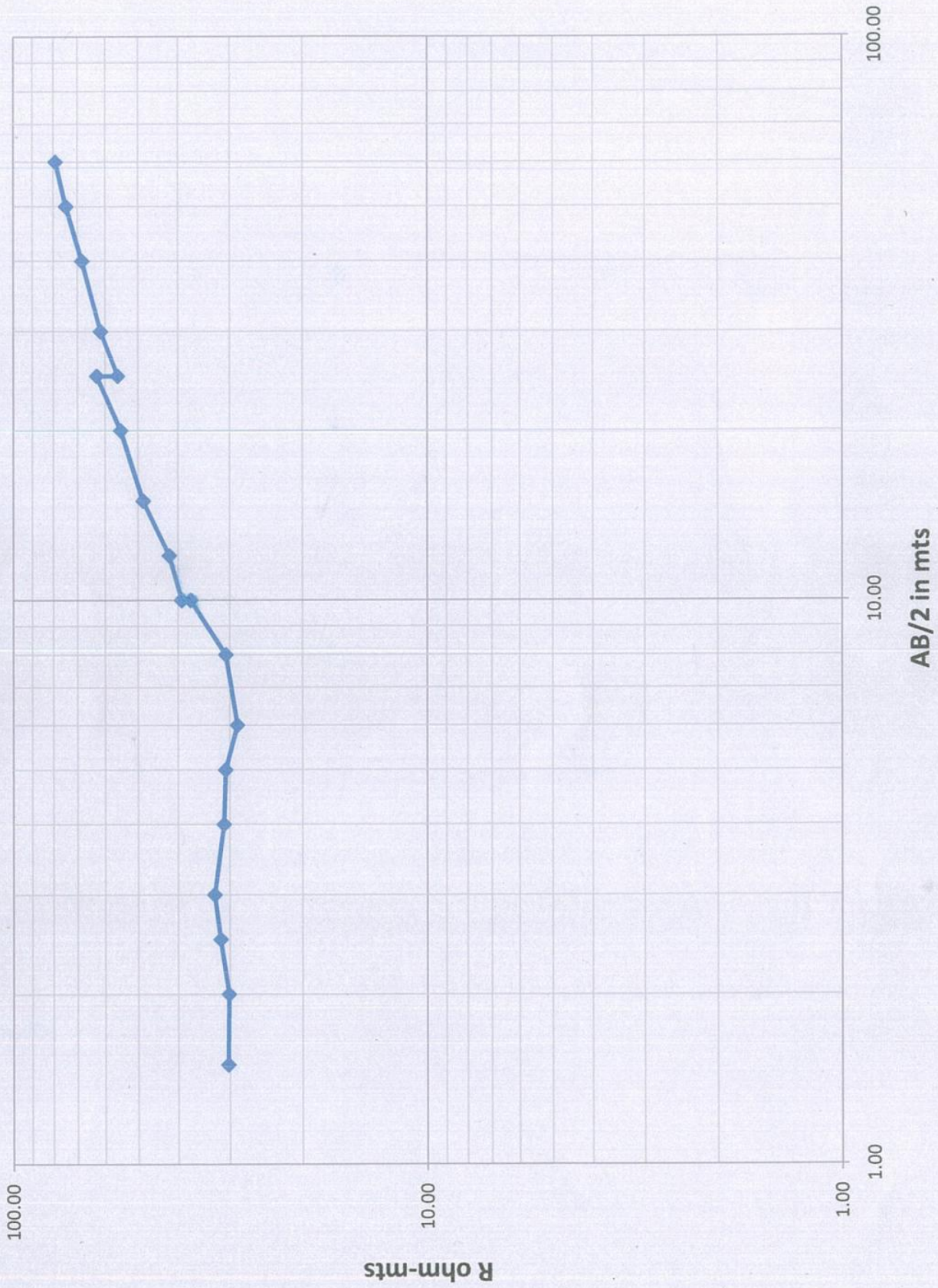
- (5) The sub surface geological formations indicate aquifer characteristics in the form of fractured, jointed and Basalt.
- (6) The aquifer occurs at a depth of 8 Mt. and 15 Mt. below ground level.
- (7) The aquifer appears potential as the existing bore well in the site area is functioning practically throughout the year.
- (8) There is good scope for water conservation by way of induced groundwater recharge which will help in strengthening the aquifer at local as well as at regional scale.
- (9) In coming future, demand for water will be increasing manifold and as such, it will be appropriate to conserve this valuable resource and safe guard it from over exploitation.
- (10) This will be possible through water conservation measures, as suggested above.
- (11) The water conservation measures will have long term effects as far as availability of water is concerned. This will also help in soil moisture retention and thereby survival of plantation.

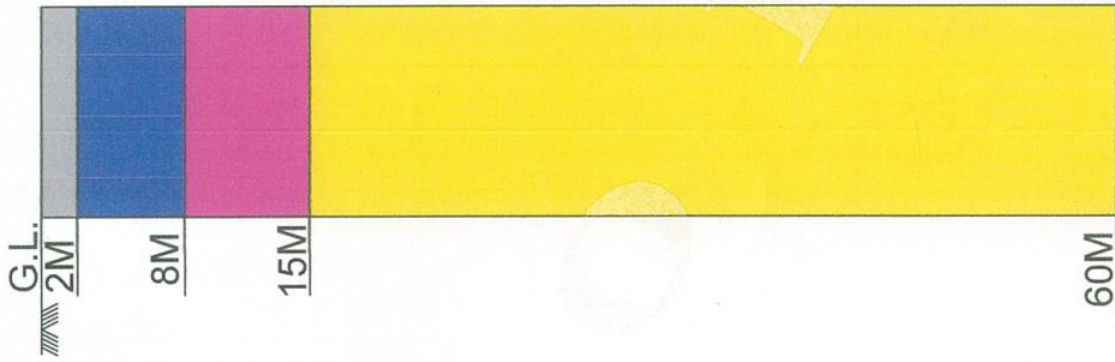
A handwritten signature in blue ink, appearing to read 'Dilip Satbhai'.

(DILIP SATBHAI)

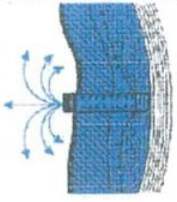
HYDROGEOLOGIST.

Ishanya-Mahanagar Realty- Pune- VES.









VES-I
GEOLOGICAL SECTION



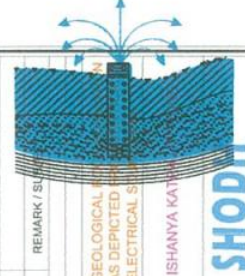
NOTES / LEGENDS

	MURUM
	JOINTED BASALT
	VESICULAR ZEOLITIC BASALT
	FRACTURED BASALT

R3			
R2			
R1			
REV NOS		DATE	REMARK / SU
REVISIONS			

DRAWING AS DEPICTED IN ELECTRICAL SECTION

PROJECT ISHANYA KATH...



SHODH
DILIP SATBHAI
CONSULTING HYDROGEOLOGIST PUNE.





**PUNE MUNICIPAL CORPORATION DRAINAGE DEPARTMENT
(OPERATION & MAINTAINANCE DIVISION)**

PUNE STORM WATER DRAINAGE PROJECT

NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING AND LAYING STORM WATER DRAINAGE LINE AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARJE BASIN, SHIVAJI NAGAR BASIN, AUNDH BASIN, BAWDHAN BASIN, PASHAN BASIN, MANGALWAR PETH BASIN, SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN, WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION AND MAINTENANCE OF THE ABOVE WORKS AFTER COMPLETION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I



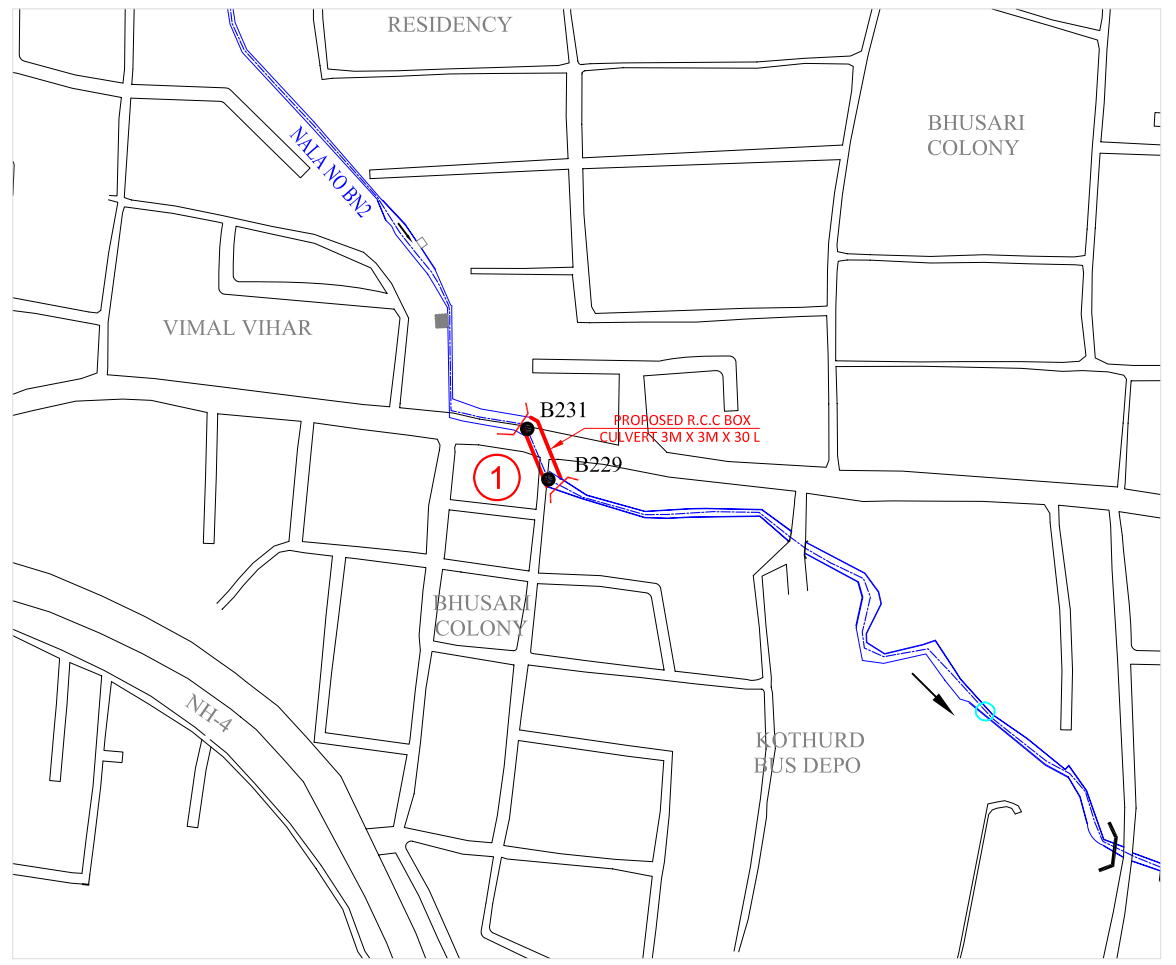
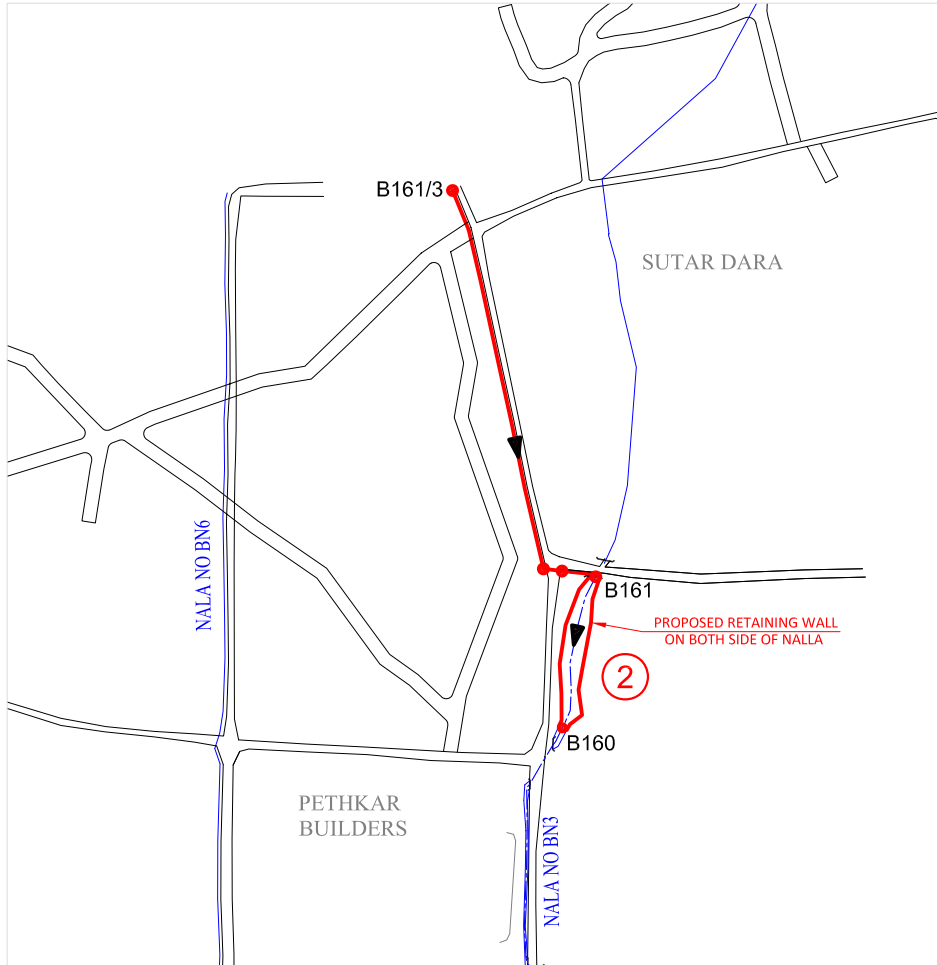
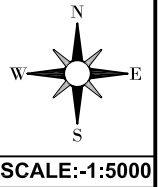
VOLUME -III DRAWINGS

(Tender Notices, Instructions to Tenderer, Formats seeking Information from Bidder, Form B1, Conditions of Contract, Formats for Bank Guarantees, Declaration & Undertaking)

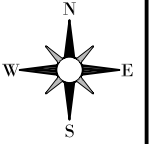
Issued to _____

APRIL 2016

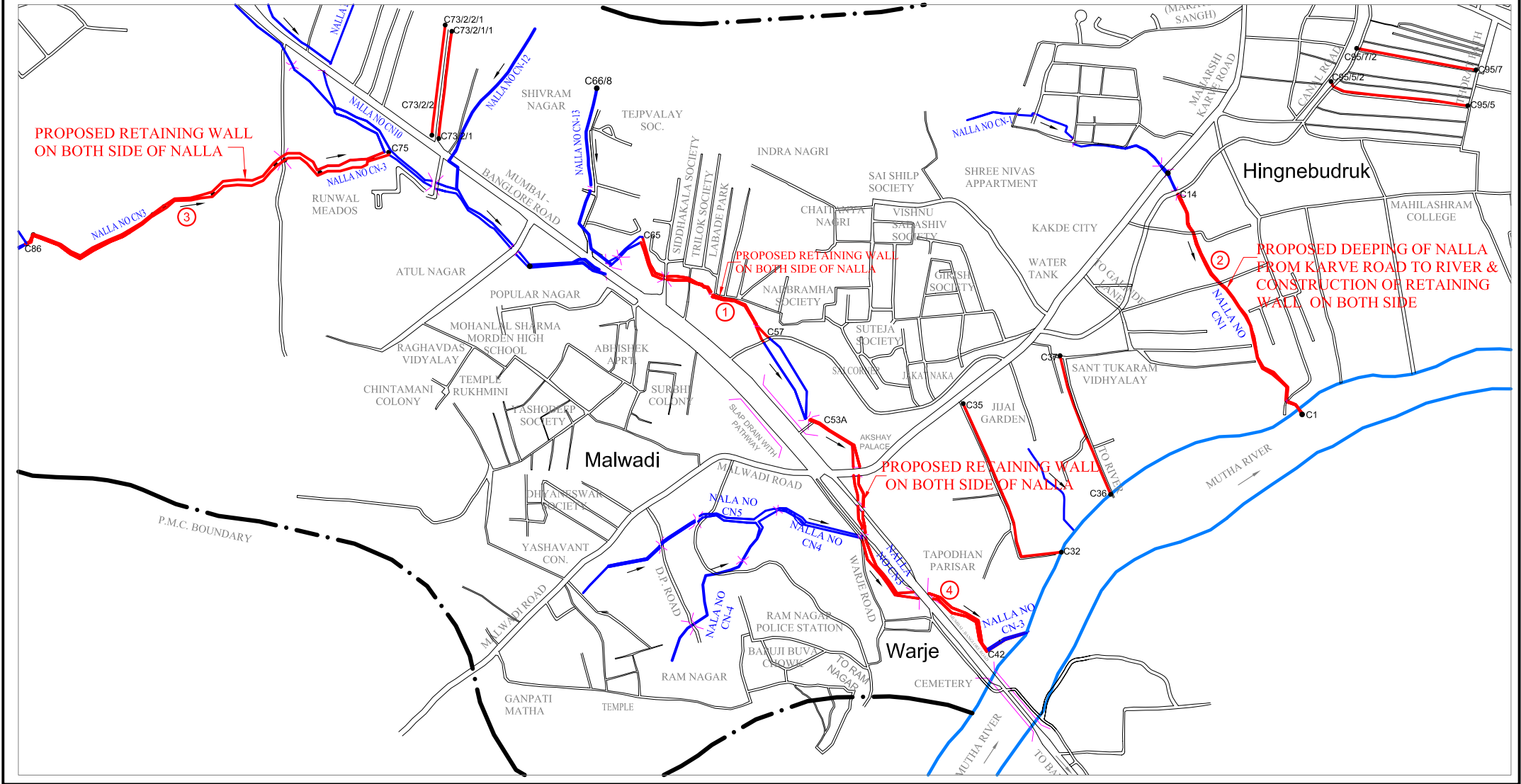
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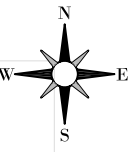
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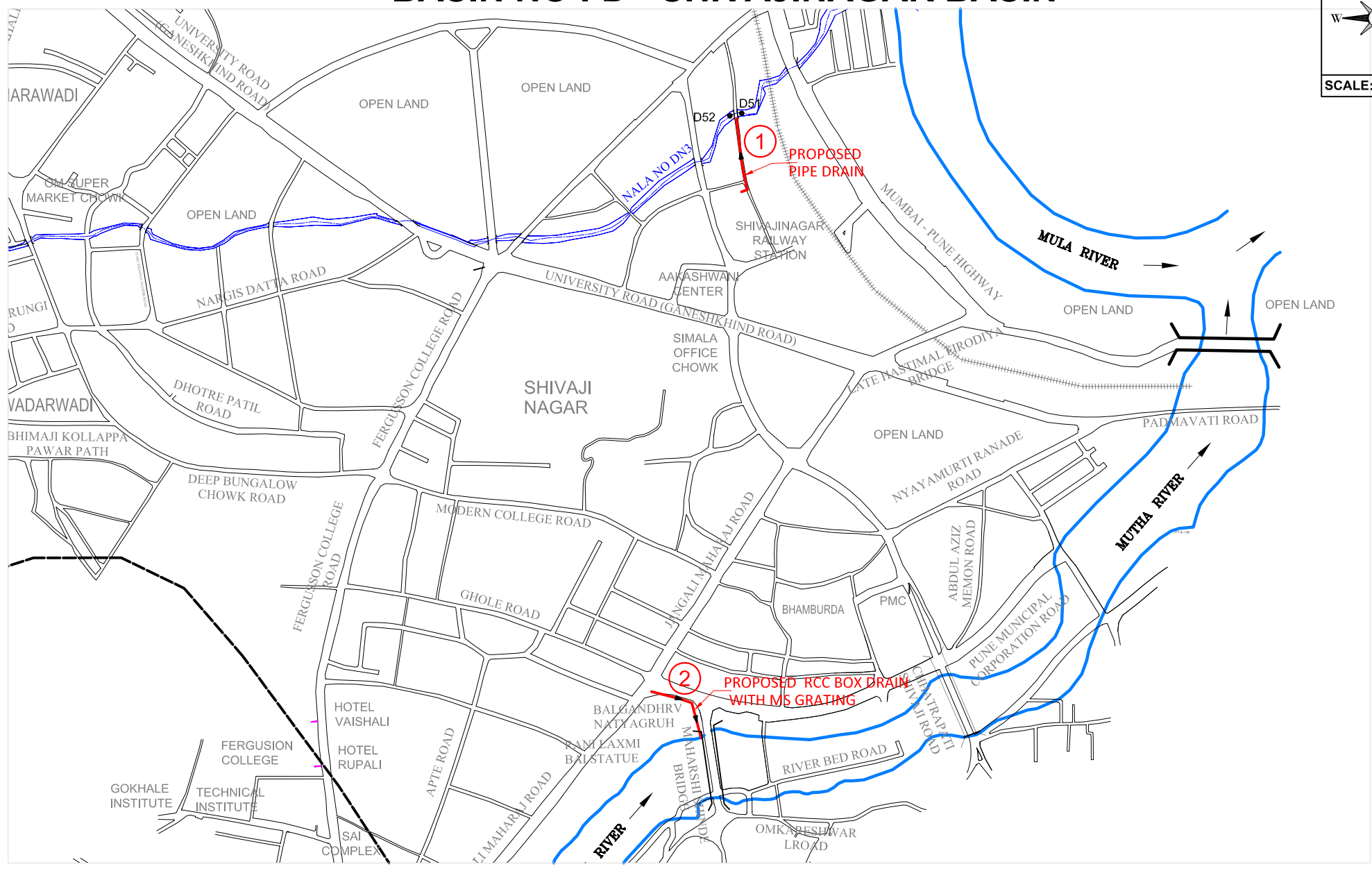
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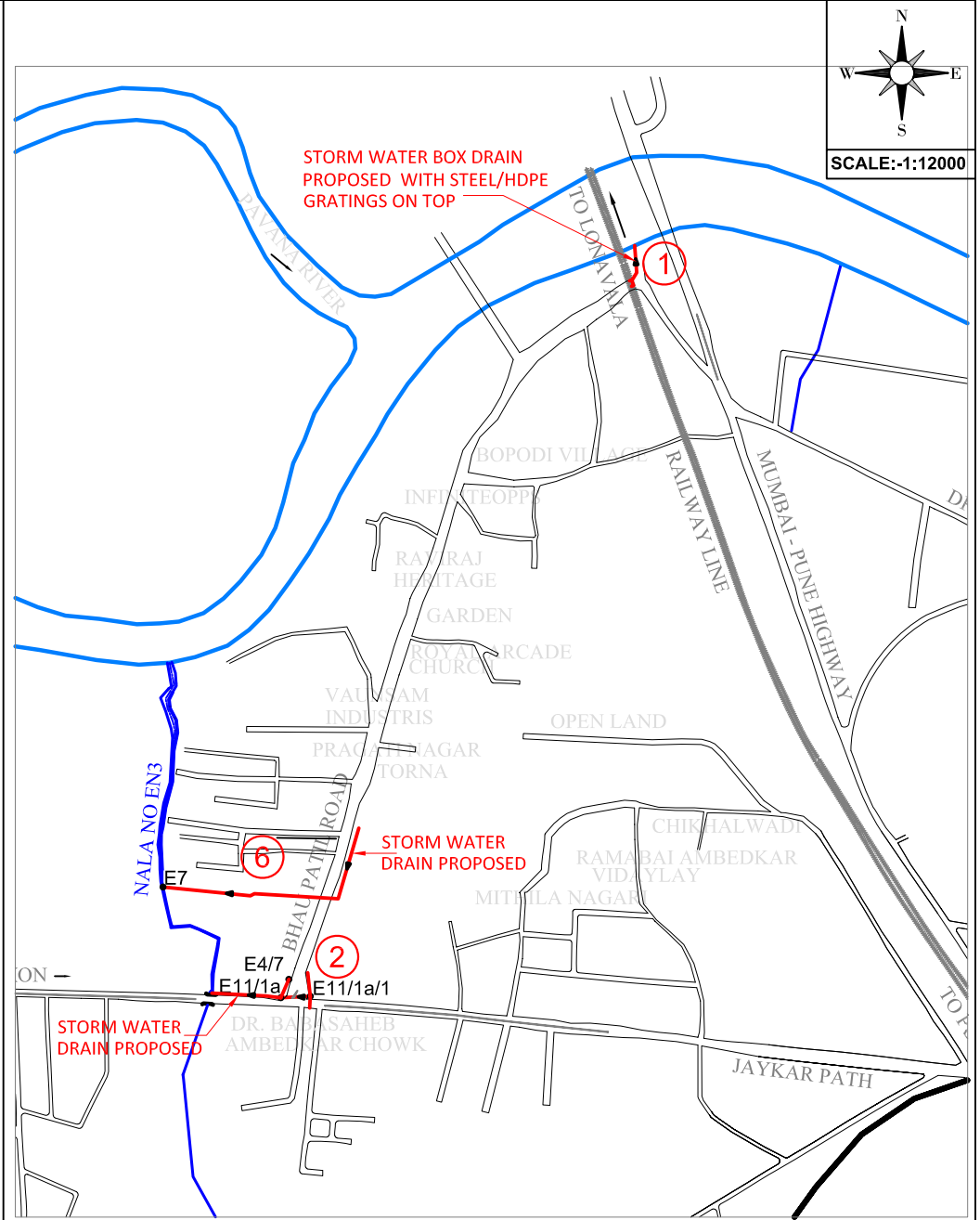
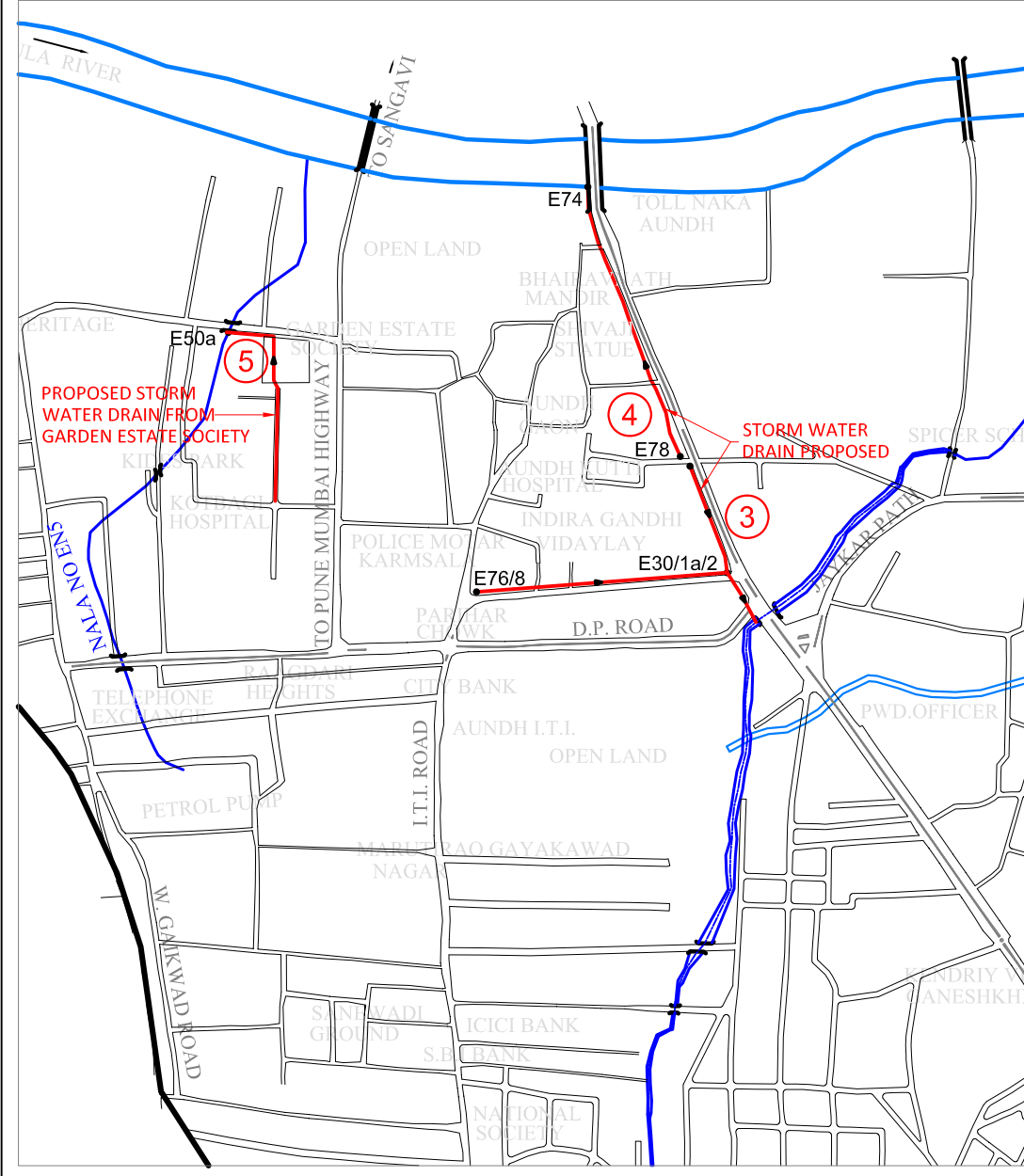
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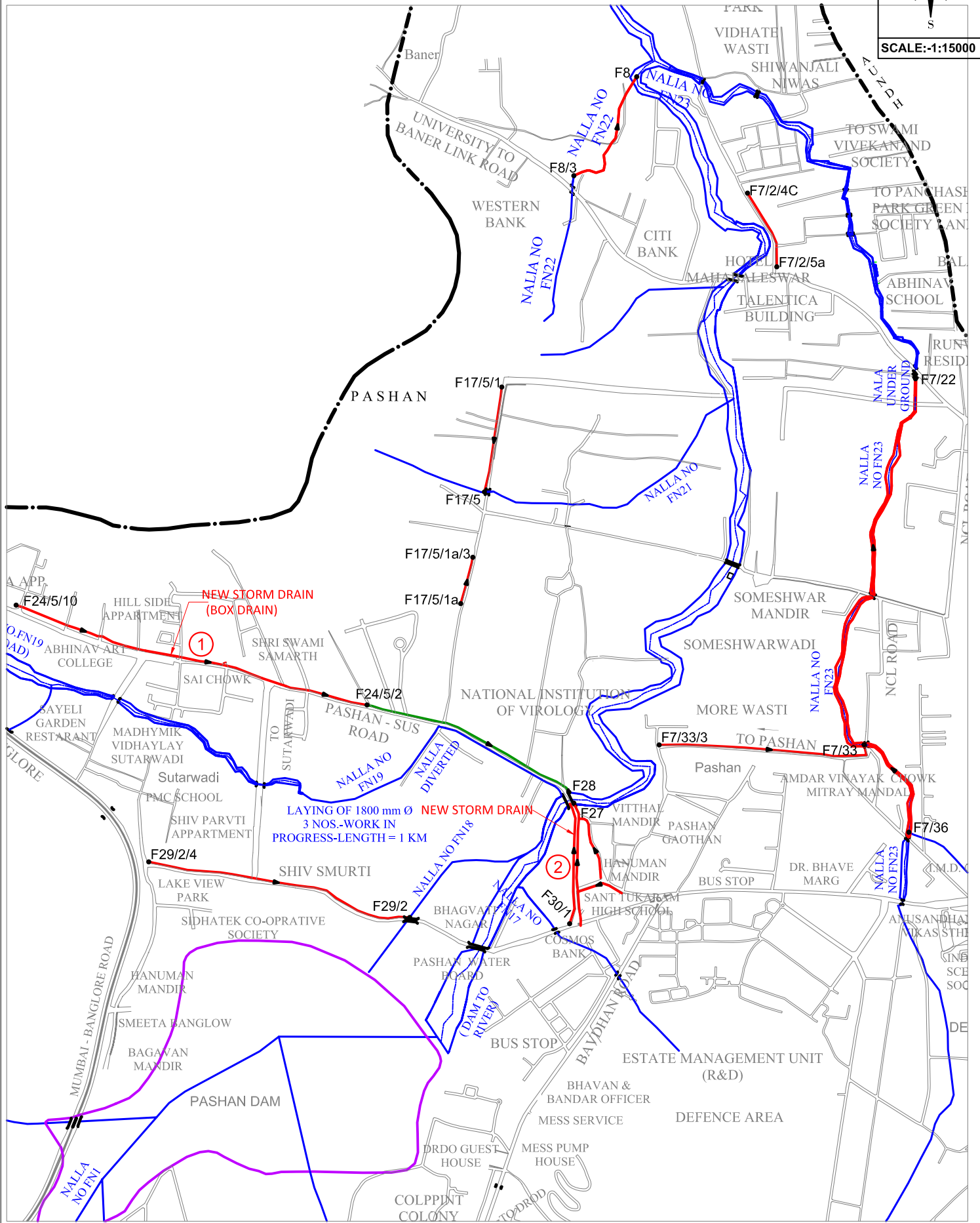
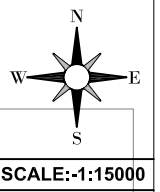
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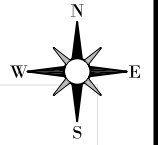


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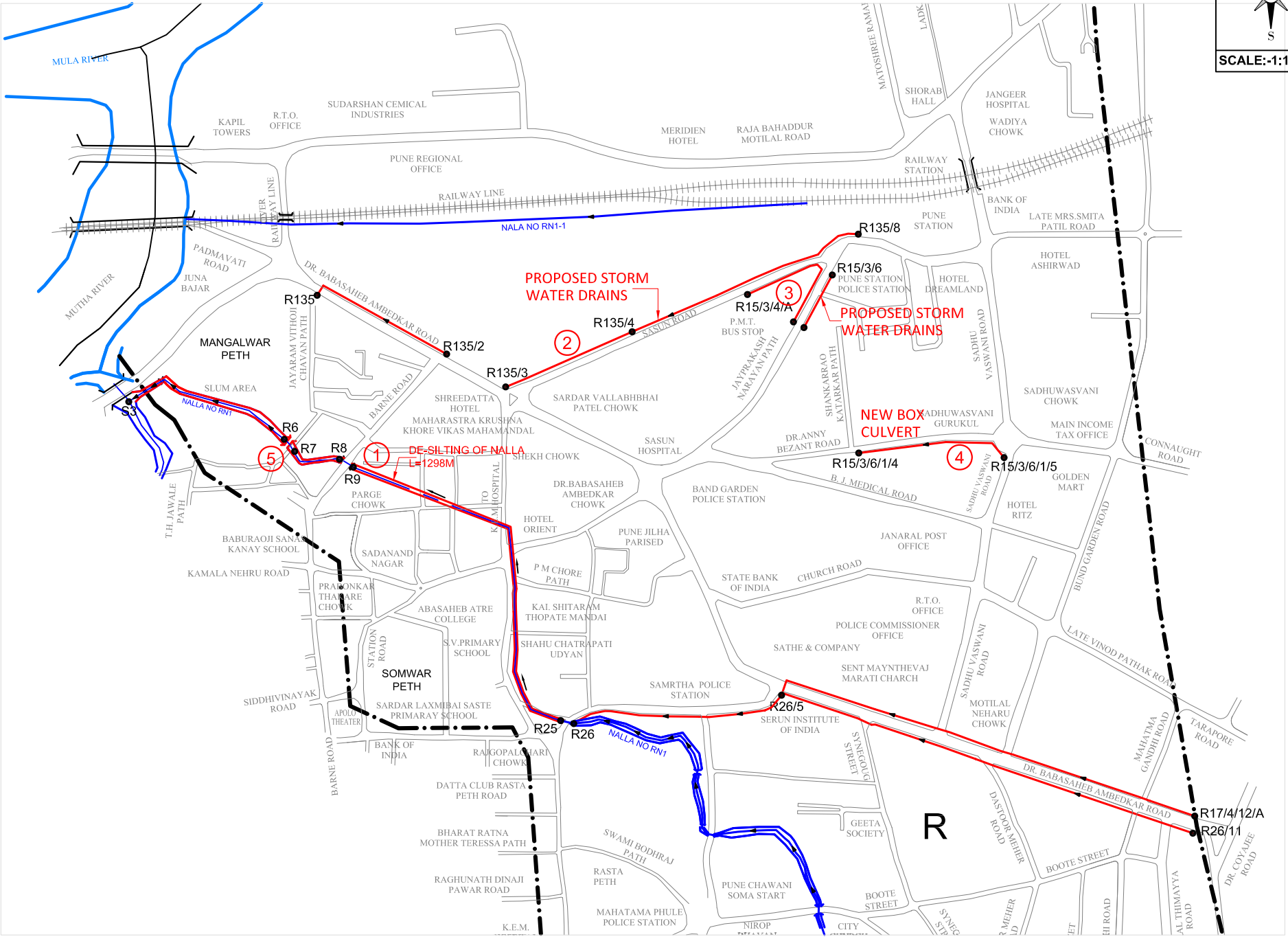


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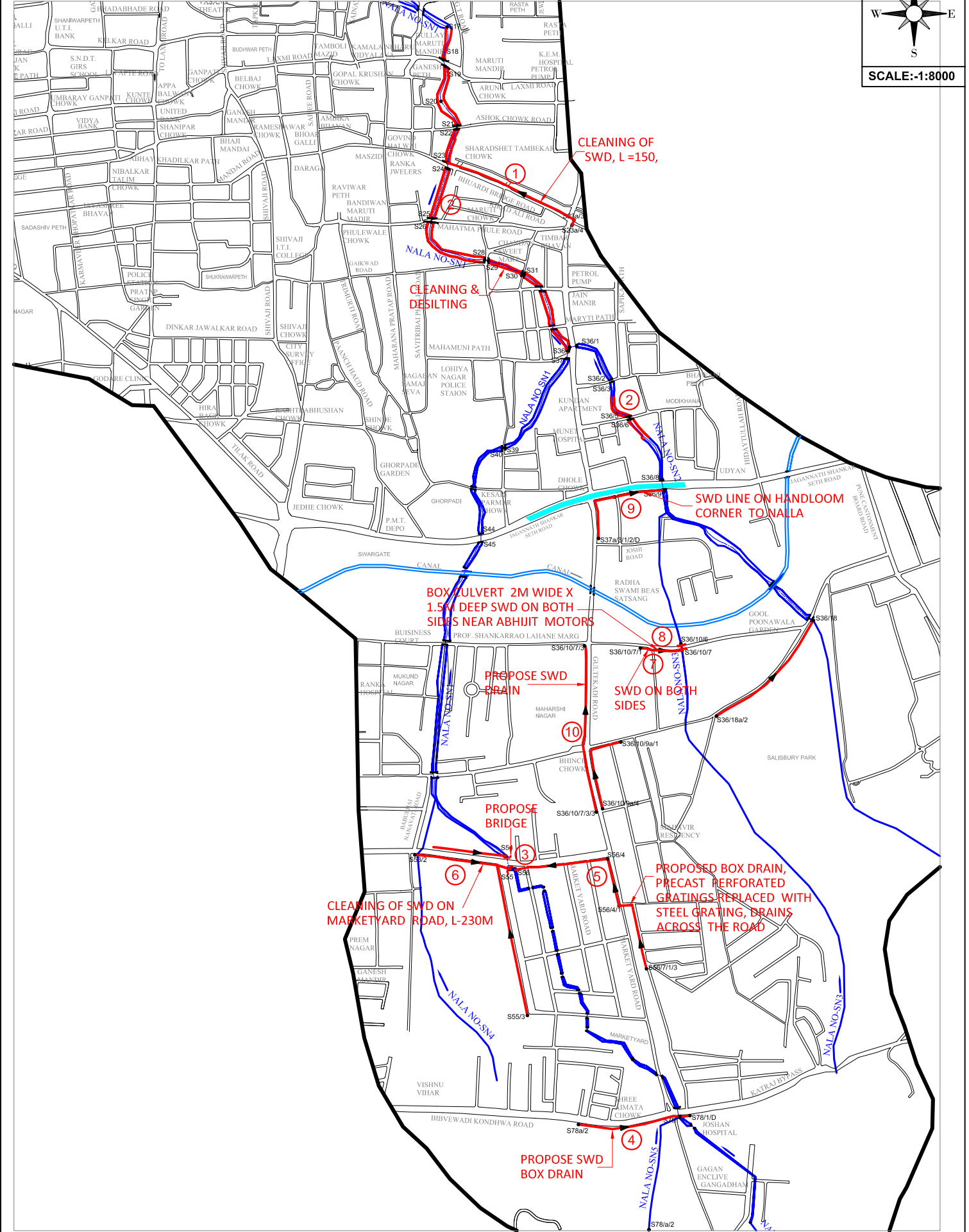
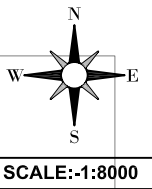
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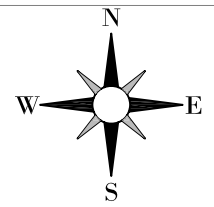
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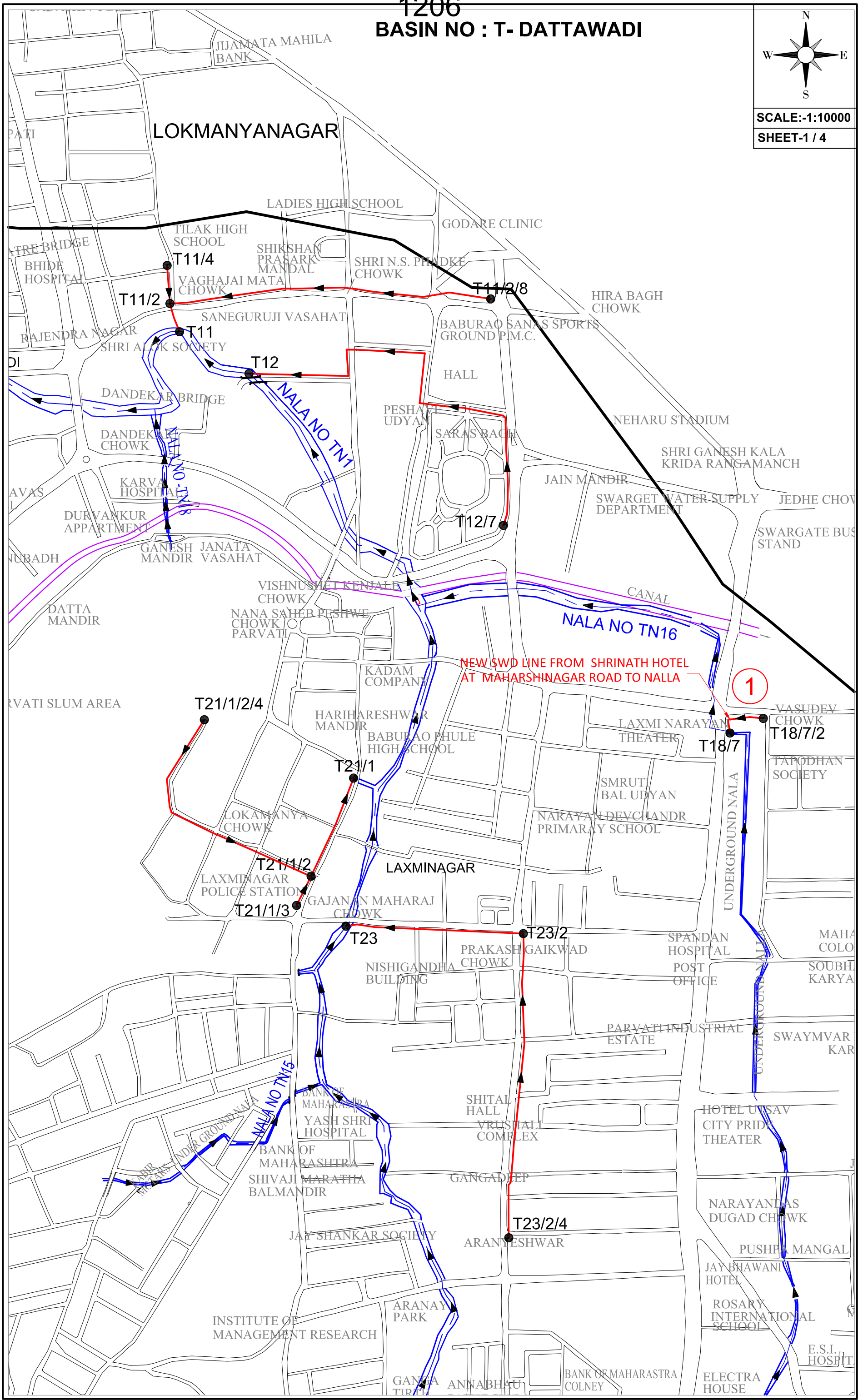
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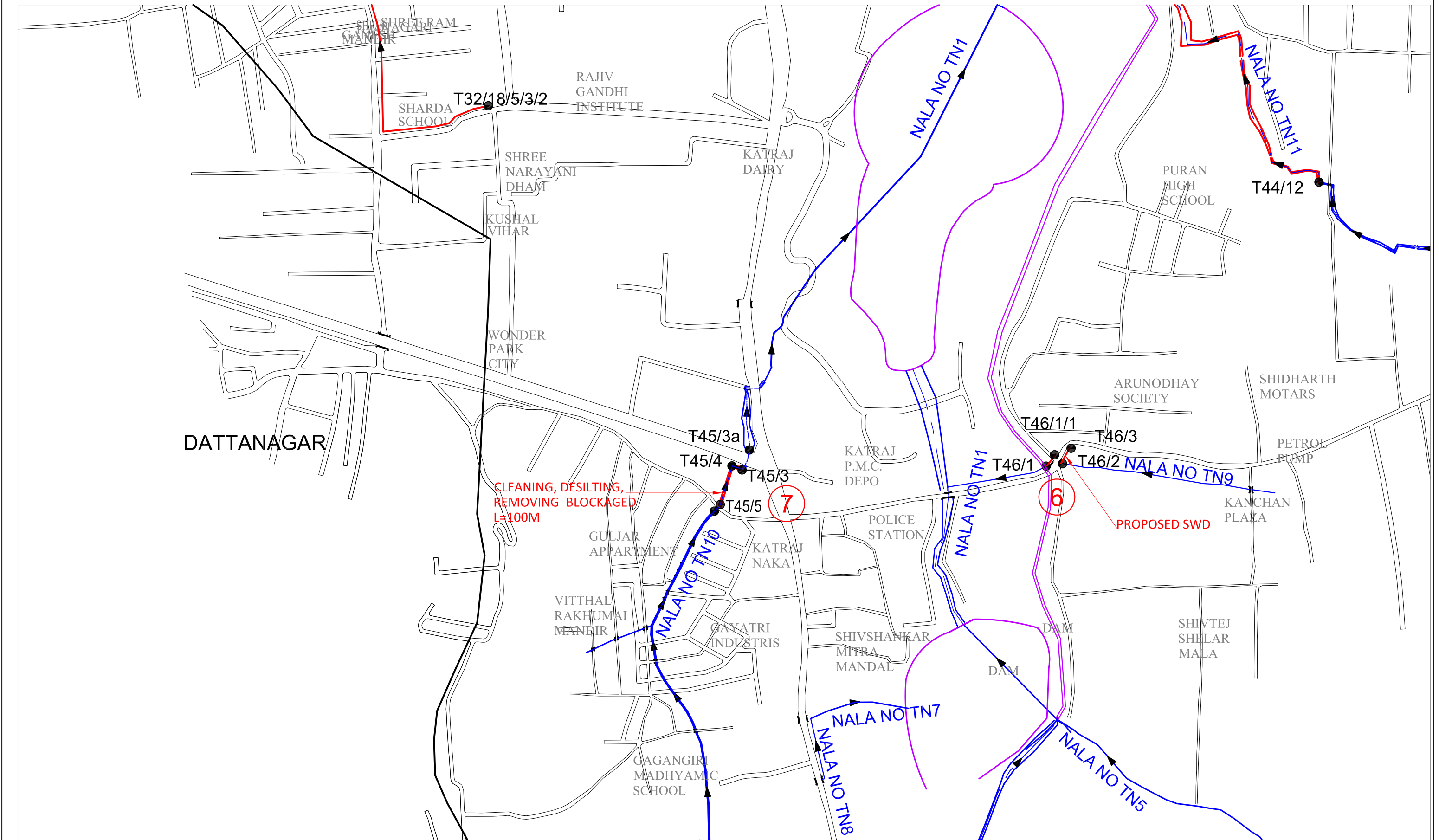
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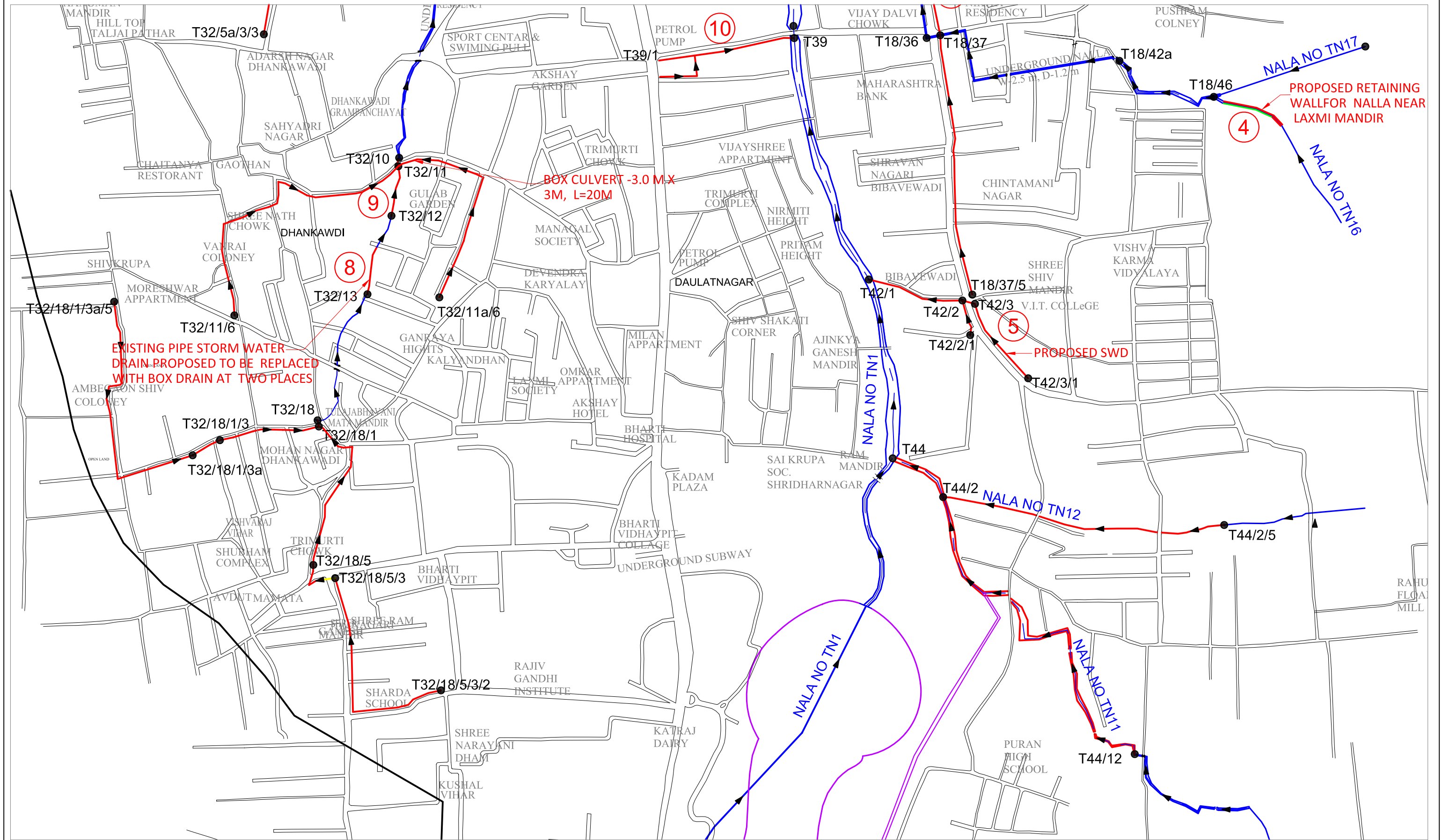


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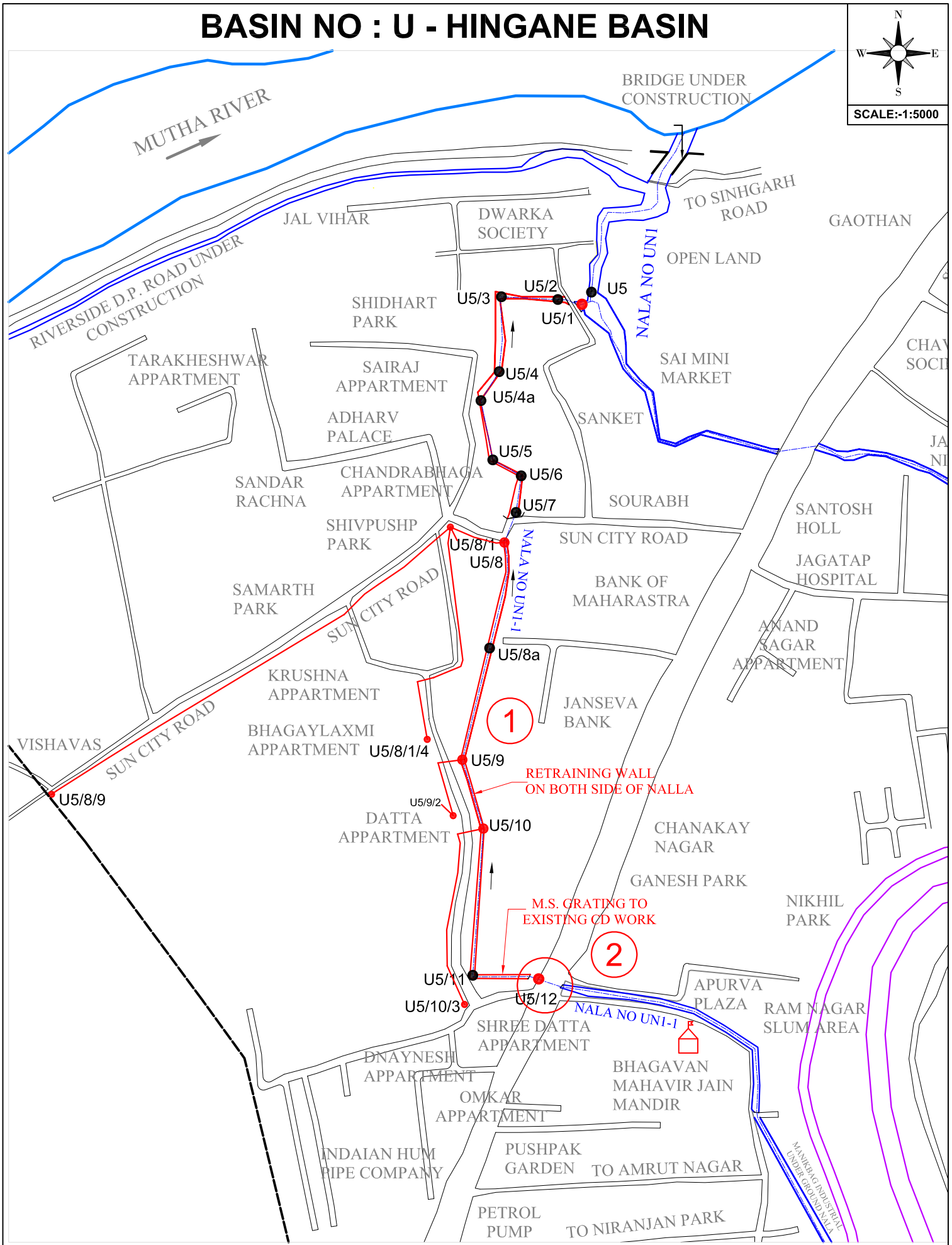
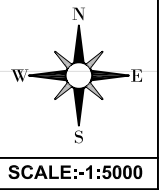


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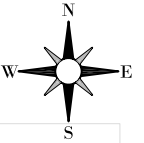
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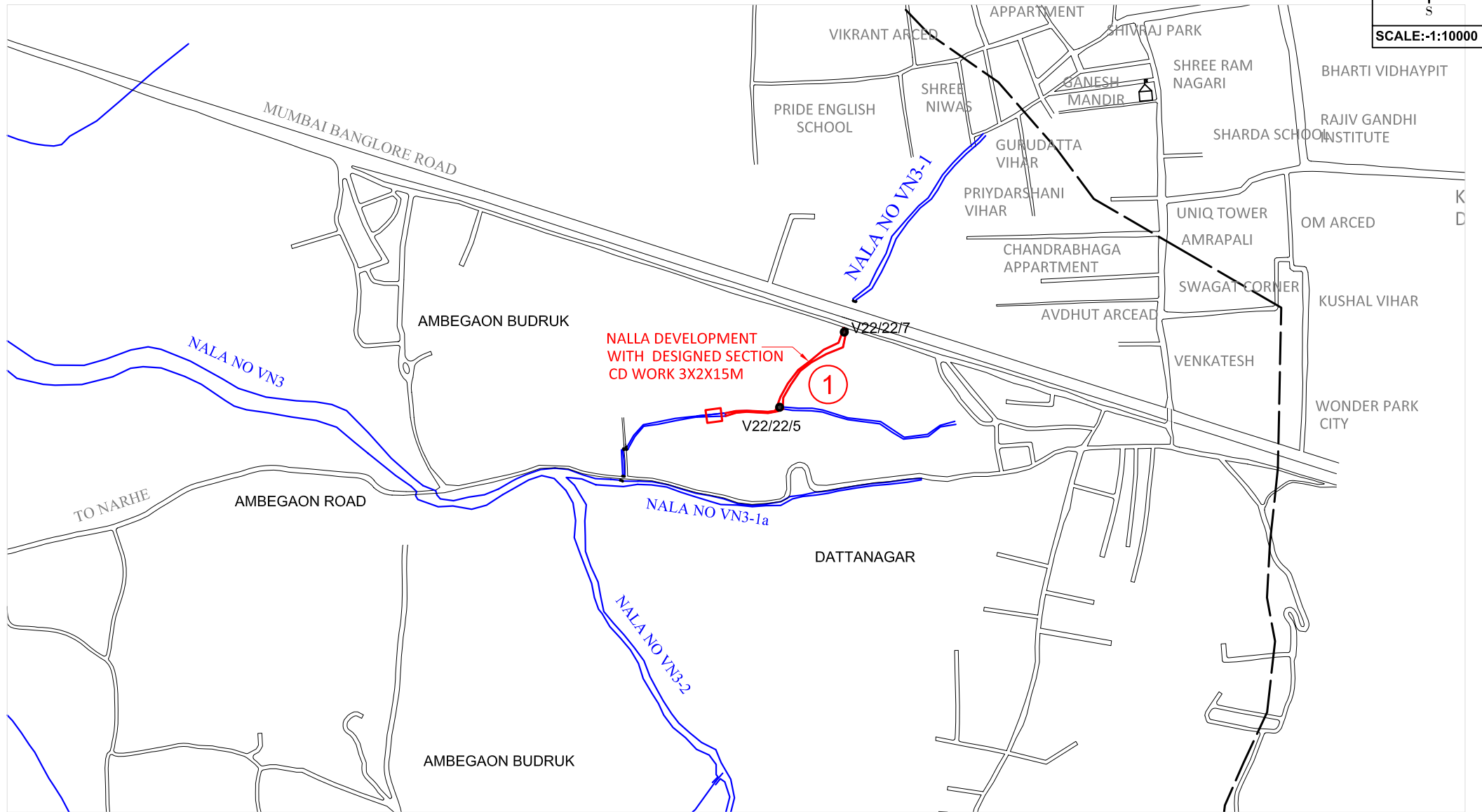
BASIN NO : U - HINGANE BASIN



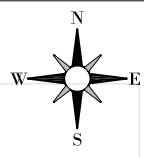
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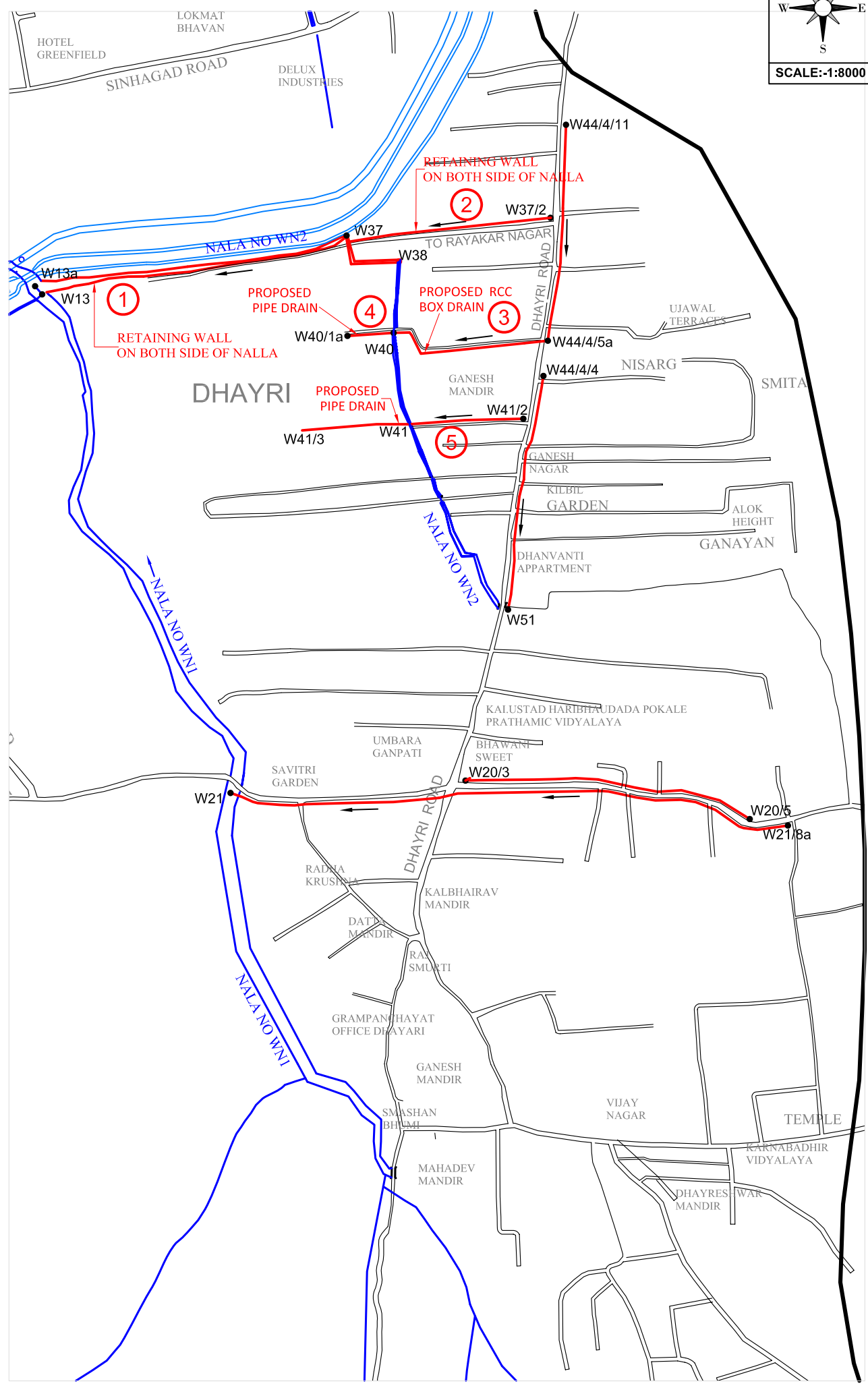
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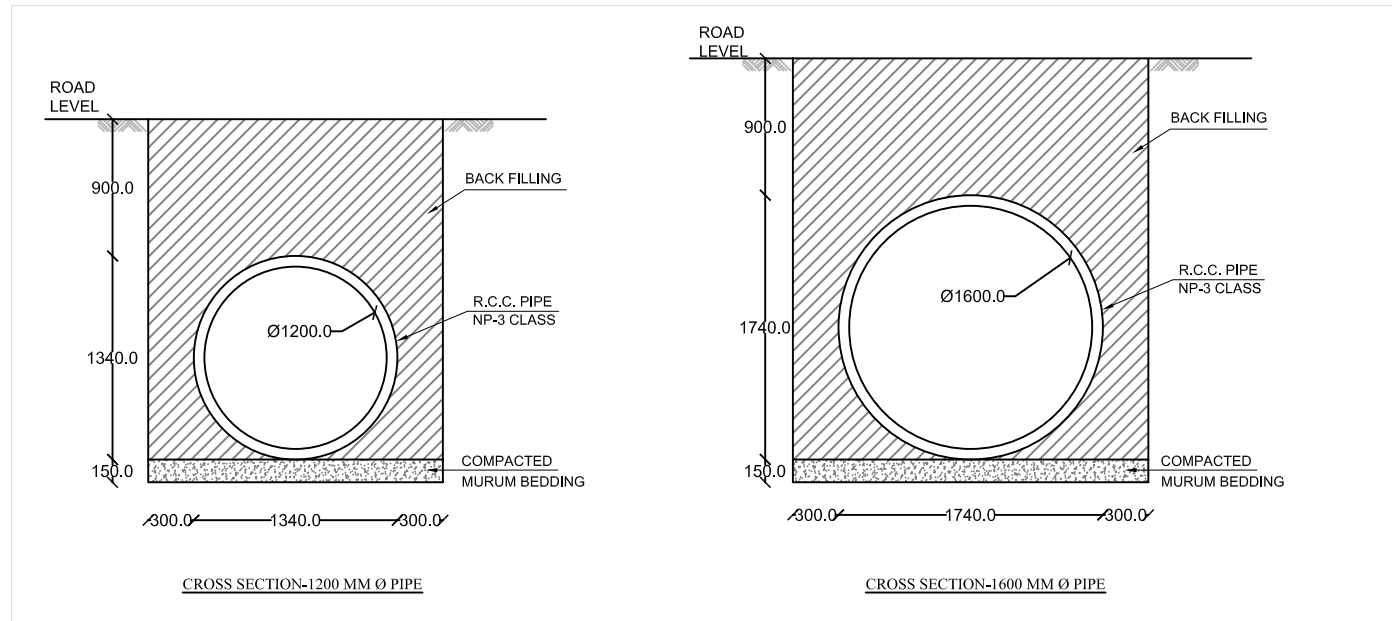
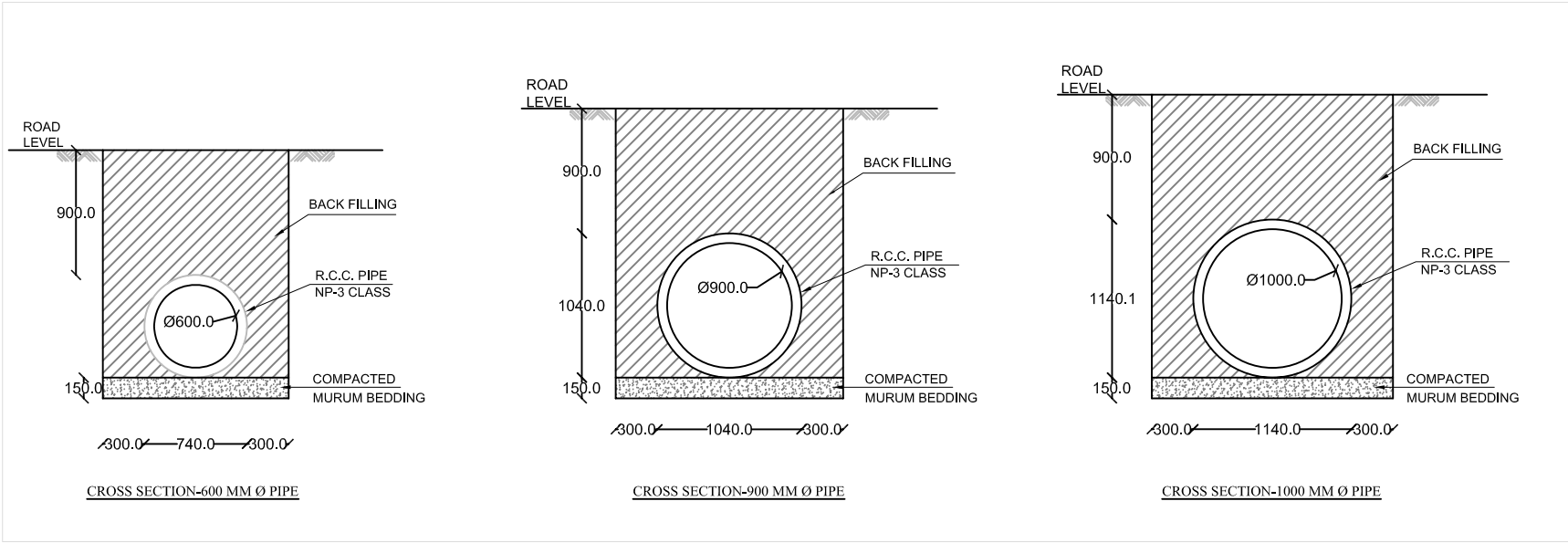
BASIN NO : W¹²¹² - DHAYARI BASIN



SCALE:-1:8000



1.CROSS-SECTION OF PIPE DRAIN



DRG NAME :

1.CROSS-SECTION OF PIPE DRAIN

NOTES: DWG.NO-01

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DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE : N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

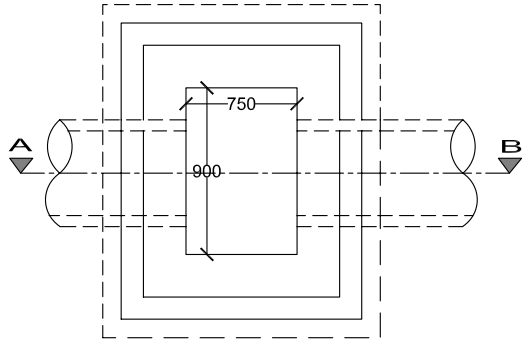
CLIENT :
PUNE MUNICIPAL CORPORATION



PRiMOVE INFRASTRUCTURE DEVELOPMENT CONSULTANTS PVT. LTD.
 C-3, 304 B, Saudamini Complex Bhusari Colony, Paud Road, Kothrud, Pune - 411038 Maharashtra, India.
 Tel : +91 - 20 - 25280201
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 Web : www.primoveindia.com

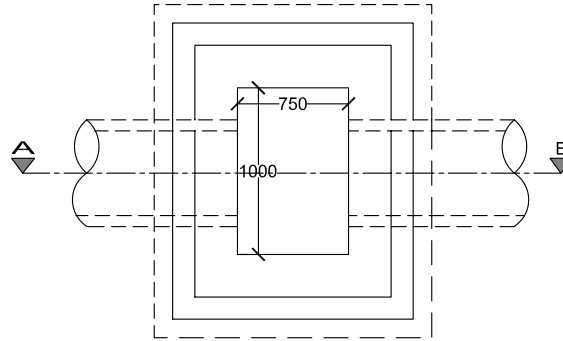
2.STORM WATER INLET CHAMBER IN R.C.C FOR PIPE DRAIN

A- SIZE - 750mm x 900mm , DEPTH - 1.50m & 2.0m
USE - FOR S.W. DRAIN SIZE 600 mm Ø



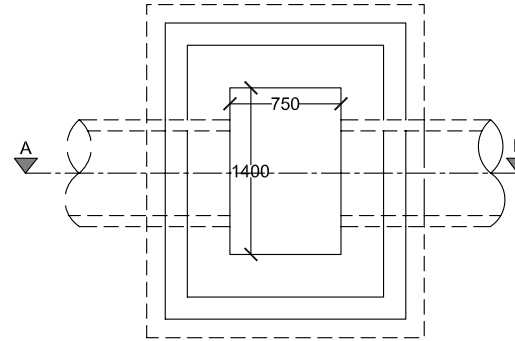
PLAN

B- SIZE - 750mm x 1000mm , DEPTH - 1.80m & 2.0m
USE - FOR S.W. DRAIN SIZE 900 mm Ø

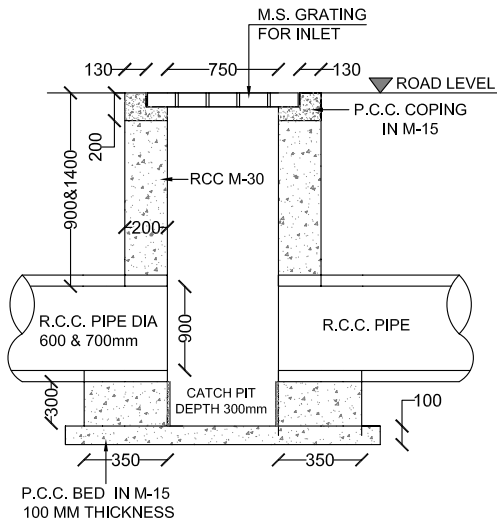


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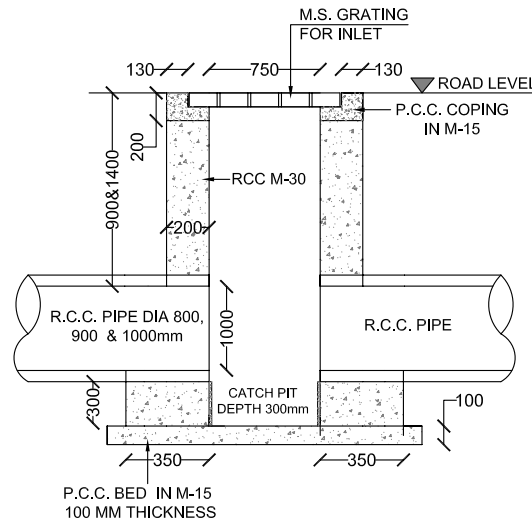
C- SIZE - 750mm x 1400mm , DEPTH - 2.0m & 2.50m
USE - FOR S.W. DRAIN SIZE 1000 mm Ø



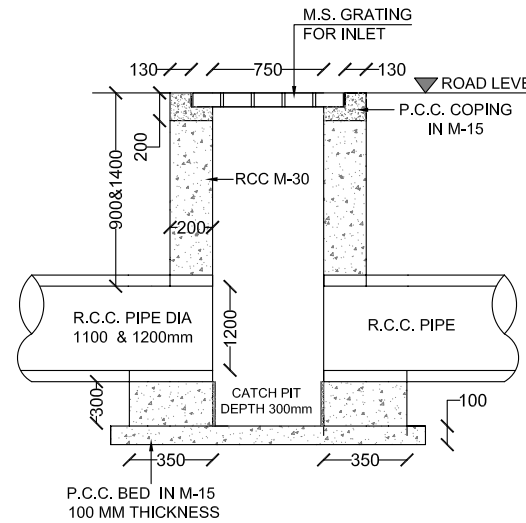
PLAN



SECTION AB



SECTION AB



SECTION AB

DRG NAME :

**2.STORM WATER INLET CHAMBER
IN RCC FOR PIPE DRAIN**

NOTES:

DWG.NO-02

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DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE: N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT
FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

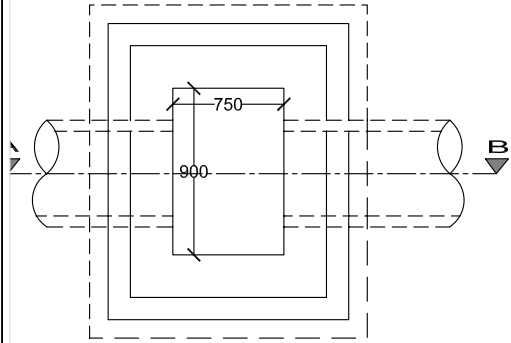
CLIENT :
PUNE MUNICIPAL CORPORATION



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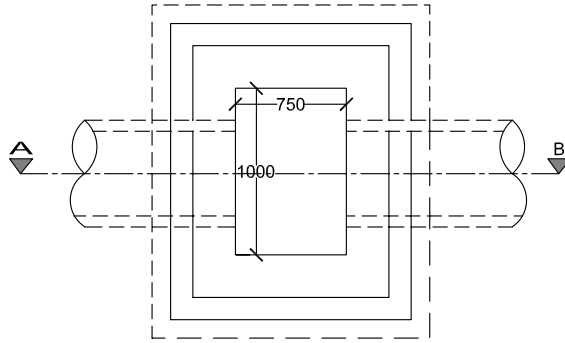
3. STORM WATER INLET CHAMBER IN BBM FOR PIPE DRAIN

A- SIZE - 750mm x 900mm , DEPTH - 1.50m & 2.0m
USE - FOR S.W. DRAIN SIZE 600 mm Ø



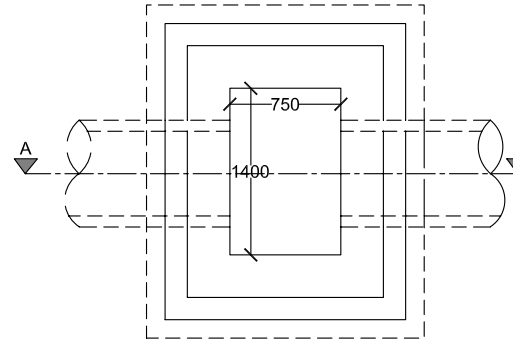
PLAN

B- SIZE - 750mm x 1000mm , DEPTH - 1.80m & 2.30m
USE - FOR S.W. DRAIN SIZE 900 mm Ø

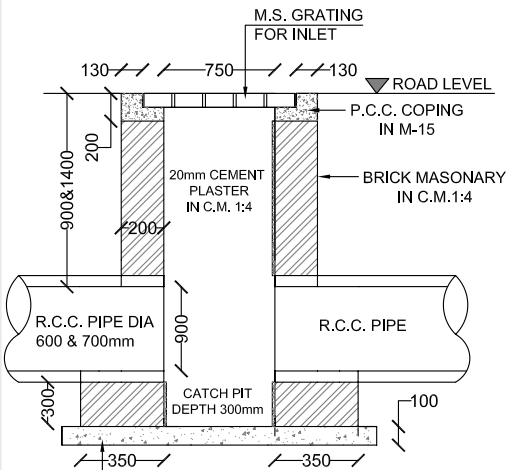


PLAN

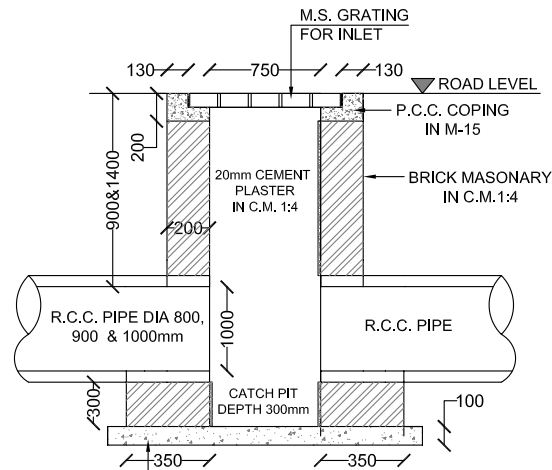
C- SIZE - 750mm x 1400mm , DEPTH - 2.0m & 2.50m
USE - FOR S.W. DRAIN SIZE 1000 mm Ø



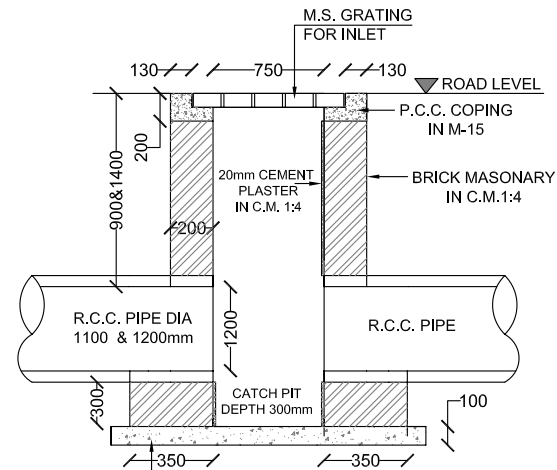
PLAN



SECTION AB



SECTION AB



SECTION AB

DRG NAME :

**3. STORM WATER INLET CHAMBER
IN BBM FOR PIPE DRIAN**

NOTES:

DWG.NO-03

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DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE: N.T.S

PROJECT :
**STORM WATER DRAINAGE PROJECT
FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY**

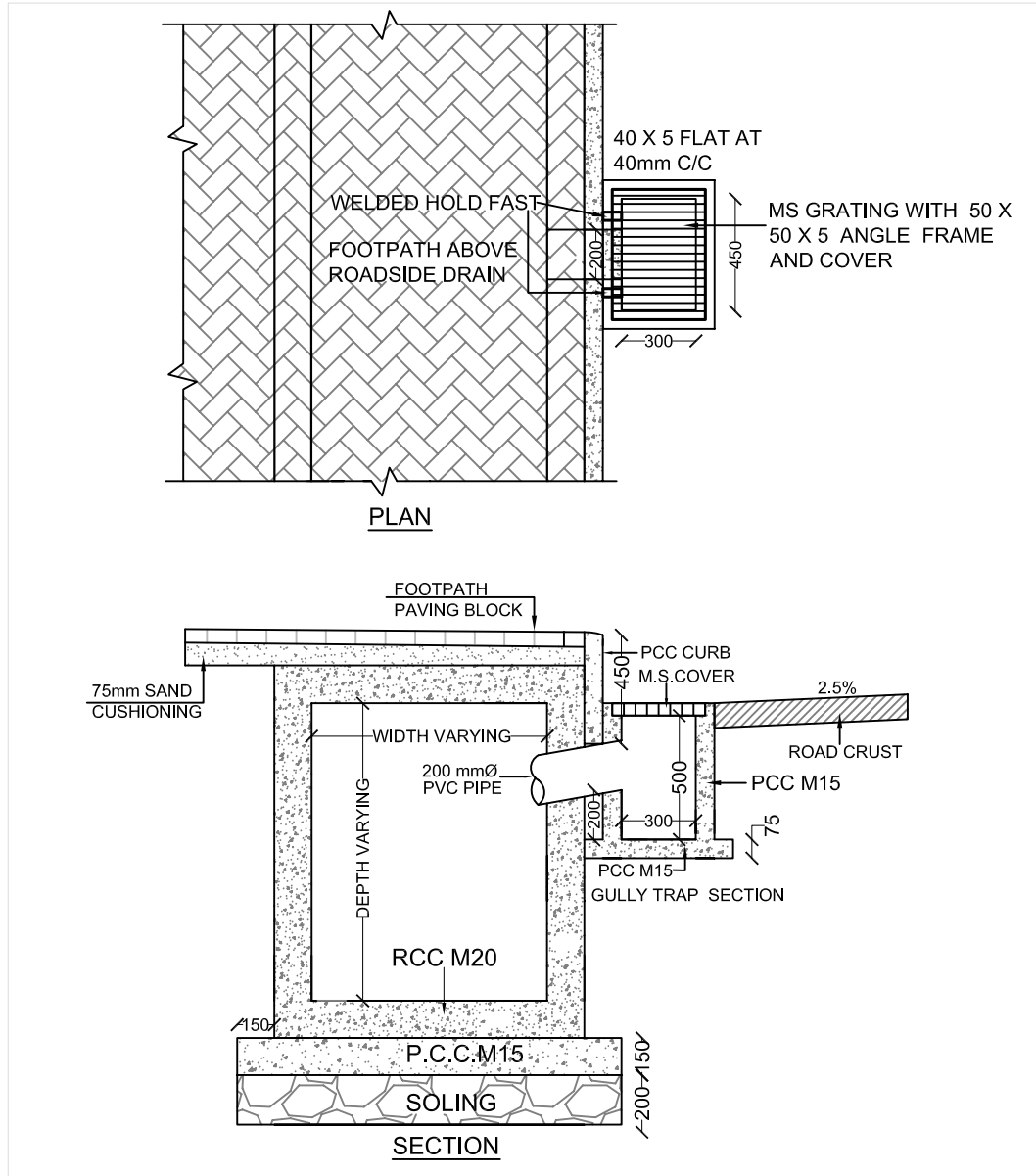
CLIENT :
PUNE MUNICIPAL CORPORATION



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Maharashtra, India.

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Fax : +91 - 20 - 25280200
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Web : www.primoveindia.com

4.TYPICAL SECTION OF ROAD SIDE DRAIN WITH GALLI TRAP INLET



DRG NAME :
4.TYPICAL SECTION OF ROAD SIDE DRAIN WITH GALLI TRAP INLET

NOTES: DWG.NO-04

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DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE: N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

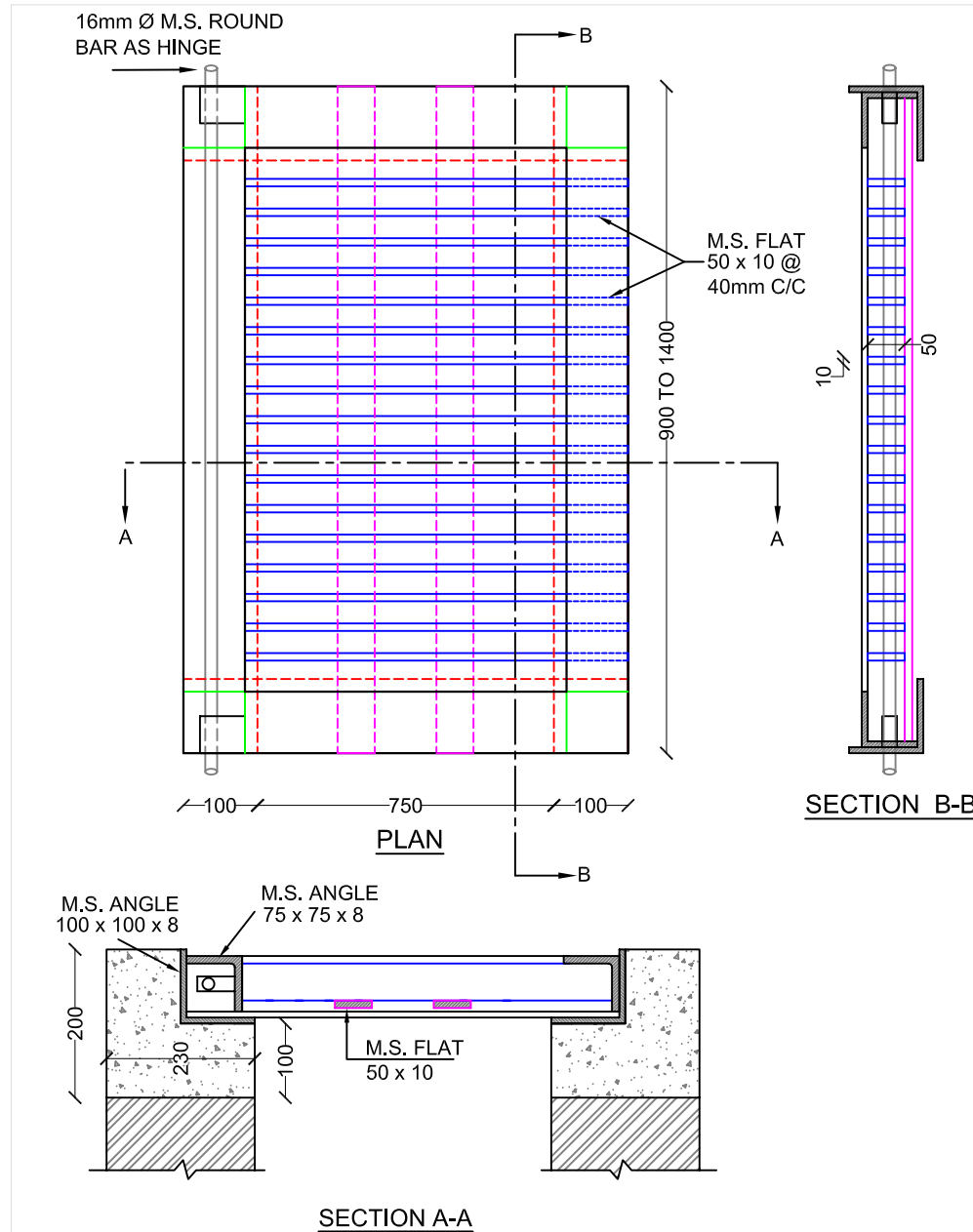
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5. DETAILS OF M.S. GRATING



DRG NAME :

5. DETAILS OF M.S. GRATING

NOTES:

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DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE : N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT
FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

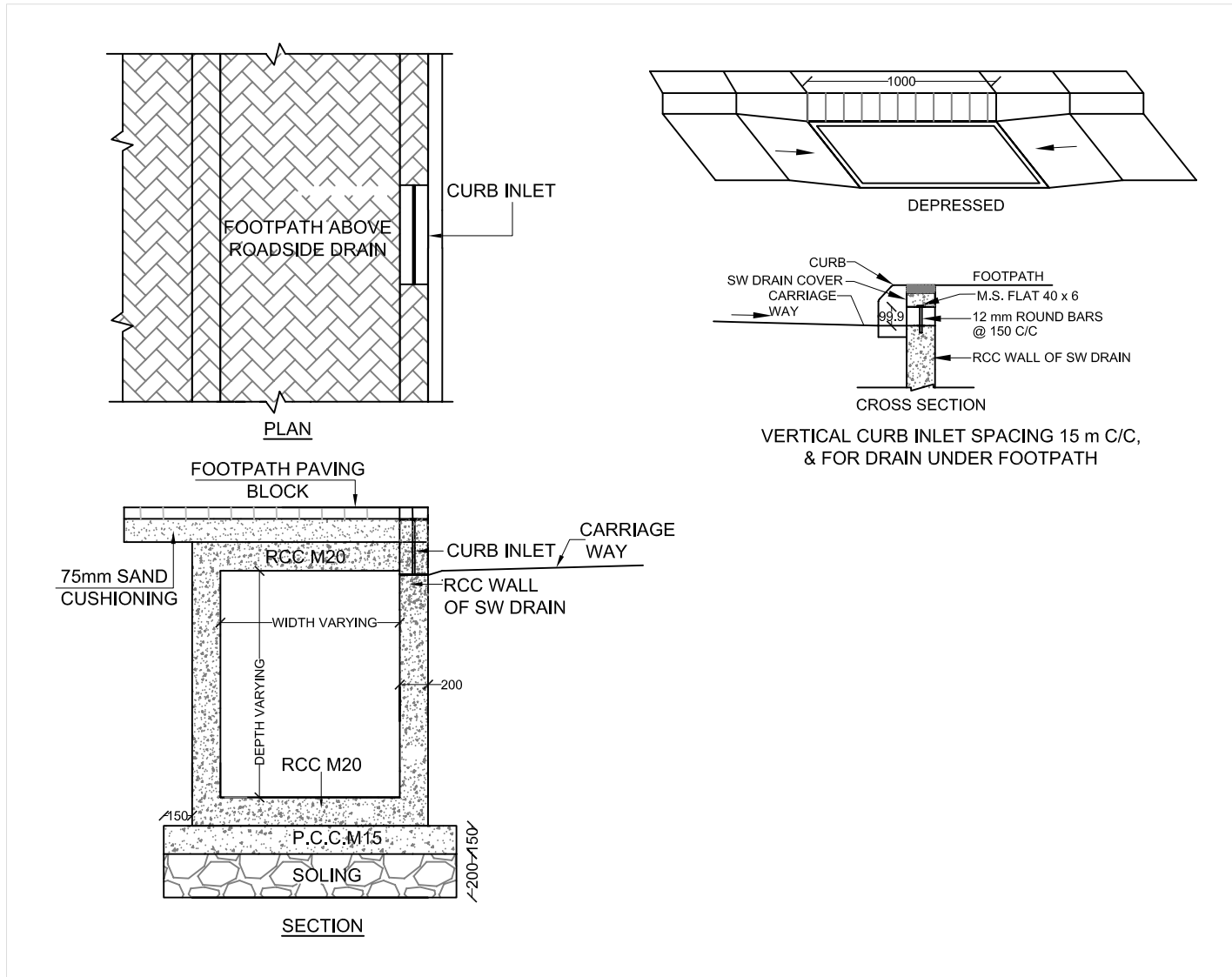
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Fax : +91 - 20 - 25280200
Email : info@primoveindia.com
Web : www.primoveindia.com

6.TYPICAL SECTION OF ROAD SIDE DRAIN WITH CURB INLET



DRG NAME :
6.TYPICAL SECTION OF ROAD SIDE DRAIN WITH CURB INLET

NOTES: DWG.NO-06

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PROJECT CODE : PUNE/SWM	DRAWING NO : PUNE/SWM/06	DATE: MARCH-2016
DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE: N.T.S

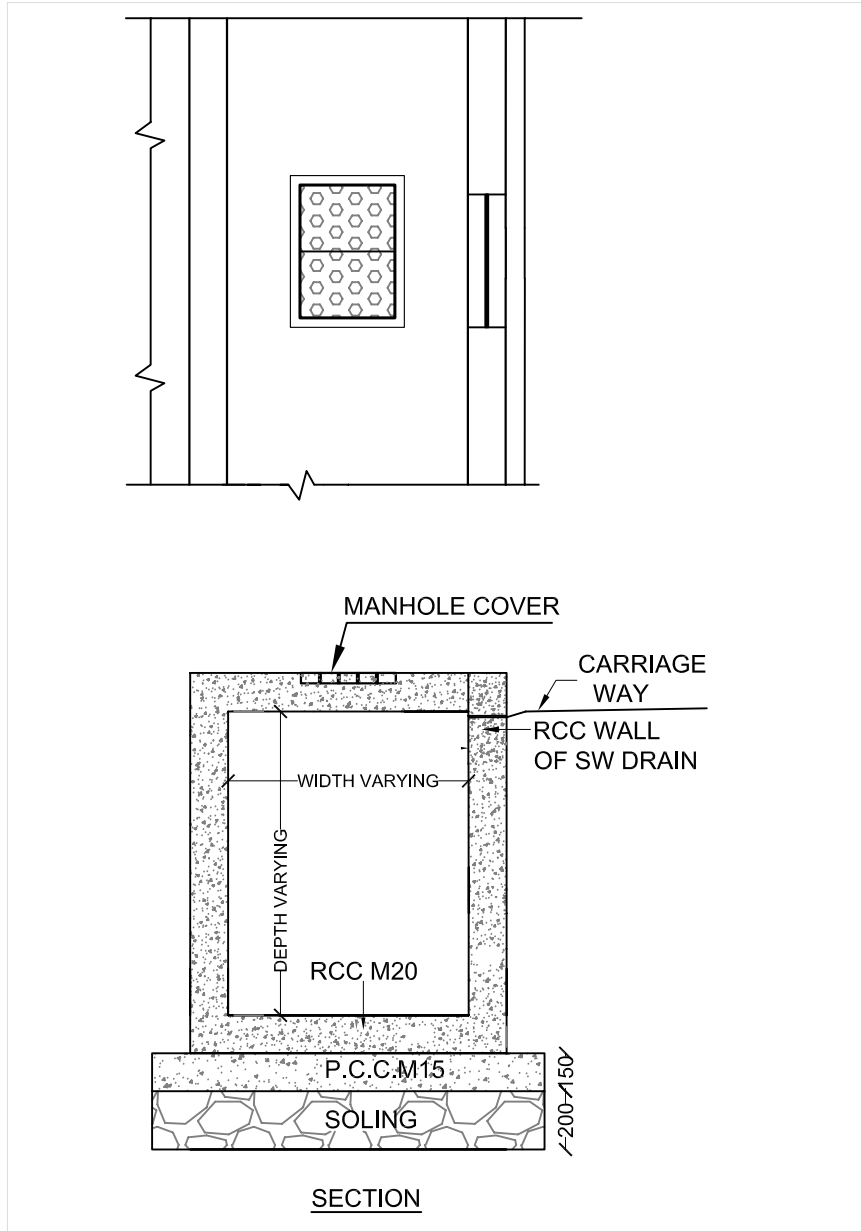
PROJECT :
STORM WATER DRAINAGE PROJECT FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

CLIENT :
PUNE MUNICIPAL CORPORATION



PRiMOVE INFRASTRUCTURE DEVELOPMENT CONSULTANTS PVT. LTD.
C-3, 304 B, Saudamini Complex
Bhusari Colony, Paud Road,
Kothrud, Pune - 411038
Maharashtra, India.
Tel : +91 - 20 - 25280201
Fax : +91 - 20 - 25280200
Email : info@primoveindia.com
Web : www.primoveindia.com

7.0 TYPICAL SECTION OF ROAD SIDE DRAIN WITH MANHOLE COVER



DRG NAME :
7.0 TYPICAL SECTION OF ROAD SIDE DRAIN WITH MANHOLE COVER

NOTES: DWG.NO-07

- * This drawing is a right & property of PriMove is not to be produced, copied, handed over to third party or used for any other purpose other than for which it is intended and remain our sole property. This drawing together with any copies made by the recipient shall be returned on demand to us.
- * This drawing should be read in conjunction with relevant detailed architectural drawings & design sheets. All dimensions shall be verified on site prior to start of work.

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PROJECT CODE : PUNE/SWM	DRAWING NO : PUNE/SWM/07	DATE: MARCH-2016
DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE : N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

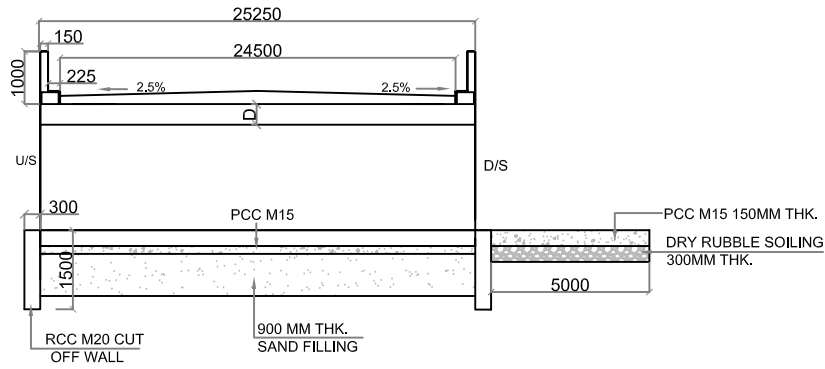
CLIENT :
PUNE MUNICIPAL CORPORATION



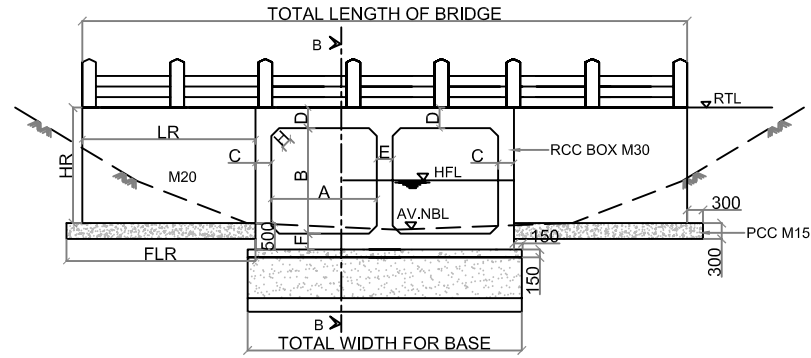
PRIMOVE INFRASTRUCTURE DEVELOPMENT CONSULTANTS PVT. LTD.
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Kothrud, Pune - 411038
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Tel : +91 - 20 - 25280201
Fax : +91 - 20 - 25280200
Email : info@primoveindia.com
Web : www.primoveindia.com

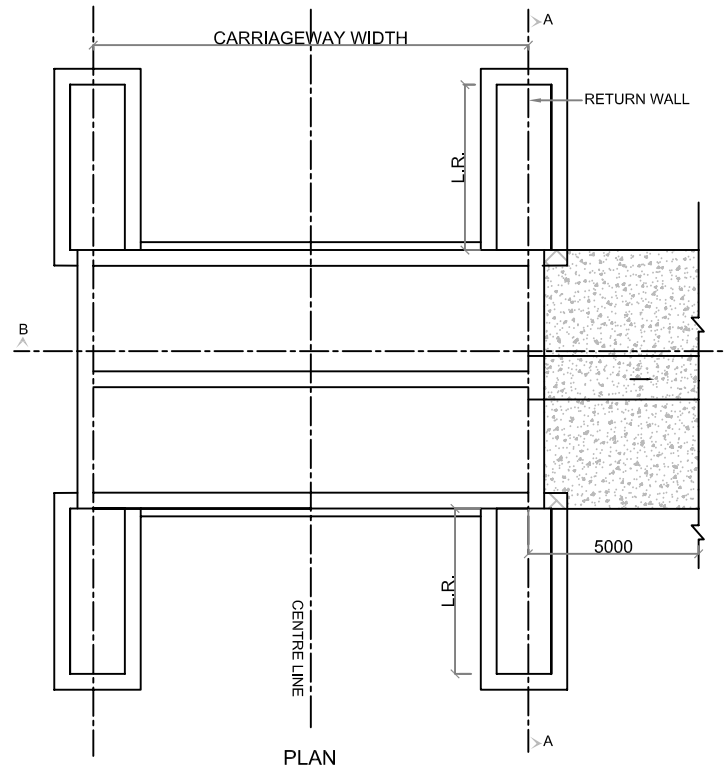
8. TYPICAL DRAWING OF R.C.C BOX CULVERT-2 CELL



SECTION B-B



SECTION A-A



DETAIL OF BOX

BOX CELL DESIGNATION Nc/AB	A (mm)	B (mm)	C OUTER WALL THICKNESS OF BOX (mm)	D BOX TOP SLAB THICKNESS (mm)	E INNER VERTICAL WALL OF BOX (mm)	F BOTTOM SLAB OF BOX (mm)	H HAUNCH OF BOX (mm)
1/22	2000	2000	300	390	-	300	150 x 150
2/33	3000	3000	300	390	300	300	150 x 150

LR - LENGTH OF RETURN
 BWR - BOTTOM WIDTH OF RETURN
 FWR - FOUNDATION WIDTH OF RETURN

DRG NAME :

8. TYPICAL DRAWING OF R.C.C BOX CULVERT-2 CELL

NOTES: DWG.NO-08

- This drawing is a right & property of PriMove is not to be produced, copied, handed over to third party or used for any other purpose other than for which it is intended and remain our sole property. This drawing together with any copies made by the recipient shall be returned on demand to us.
- This drawing should be read in conjunction with relevant detailed architectural drawings & design sheets. All dimensions shall be verified on site prior to start of work.

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PROJECT CODE : PUNE/SWM	DRAWING NO : PUNE/SWM/08	DATE : MARCH-2016
DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE : N.T.S

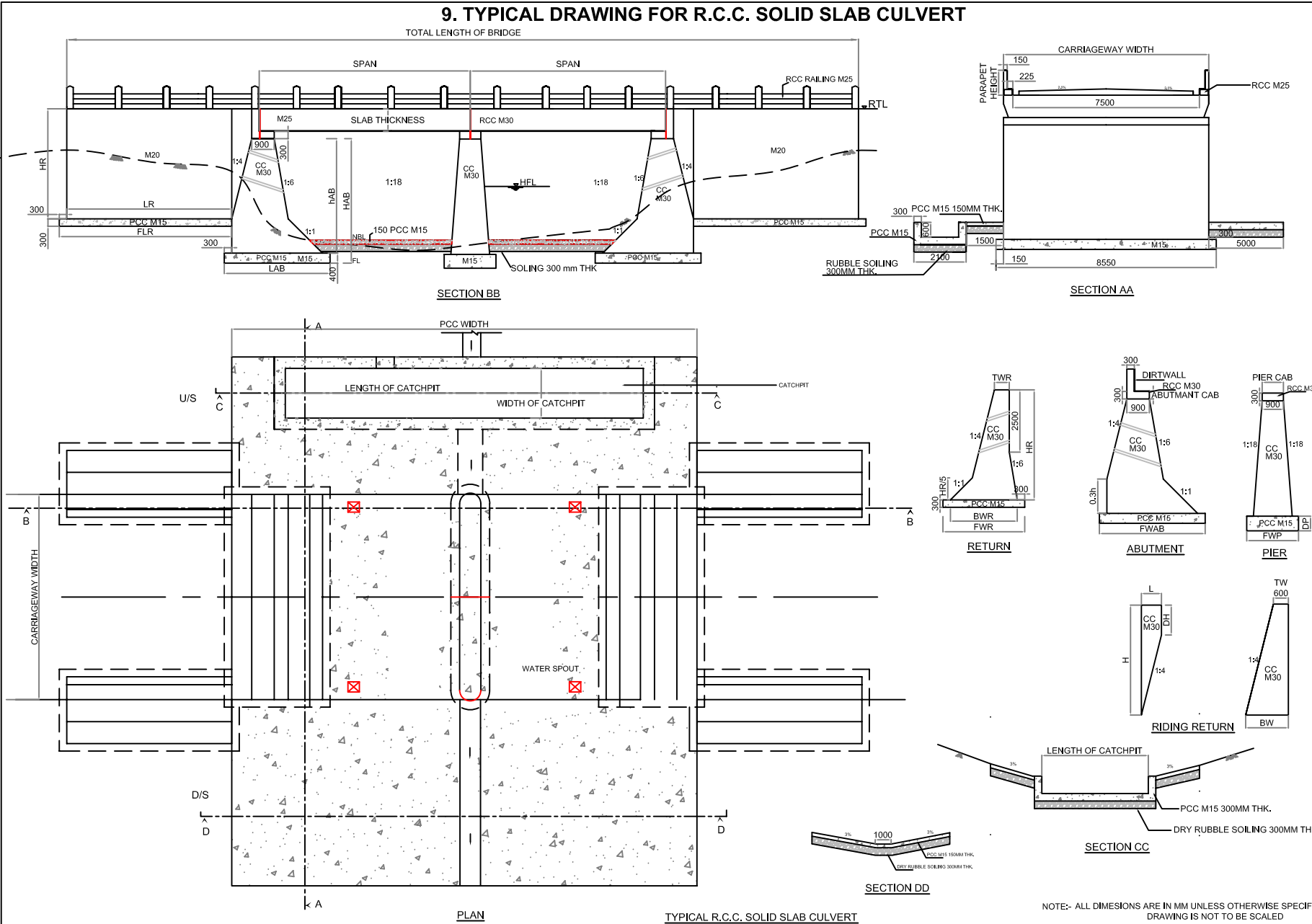
PROJECT :
 STORM WATER DRAINAGE PROJECT FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

CLIENT :
 PUNE MUNICIPAL CORPORATION



PRIMOVE INFRASTRUCTURE DEVELOPMENT CONSULTANTS PVT. LTD.
 C-3, 304 B, Saudamini Complex Tel : +91 - 20 - 25280201
 Bhusaral Colony, Paud Road, Fax : +91 - 20 - 25280200
 Kothrud, Pune - 411038 Email : info@primoveindia.com
 Maharashtra, India. Web : www.primoveindia.com

9. TYPICAL DRAWING FOR R.C.C. SOLID SLAB CULVERT



DRG NAME :
9. TYPICAL DRAWING FOR R.C.C. SOLID SLAB CULVERT

NOTES:

- This drawing is a right & property of PriMove is not to be produced, copied, handed over to third party or used for any other purpose other than for which it is intended and remain our sole property. This drawing together with any copies made by the recipient shall be returned on demand to us.
- This drawing should be read in conjunction with relevant detailed architectural drawings & design sheets. All dimensions shall be verified on site prior to start of work.

ISSUED TO	ISSUED FOR	COPIES
PROJECT CODE : PUNE/SWM	DRAWING NO : PUNE/SWM/09	DATE: MARCH-2016
DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE : N.T.S

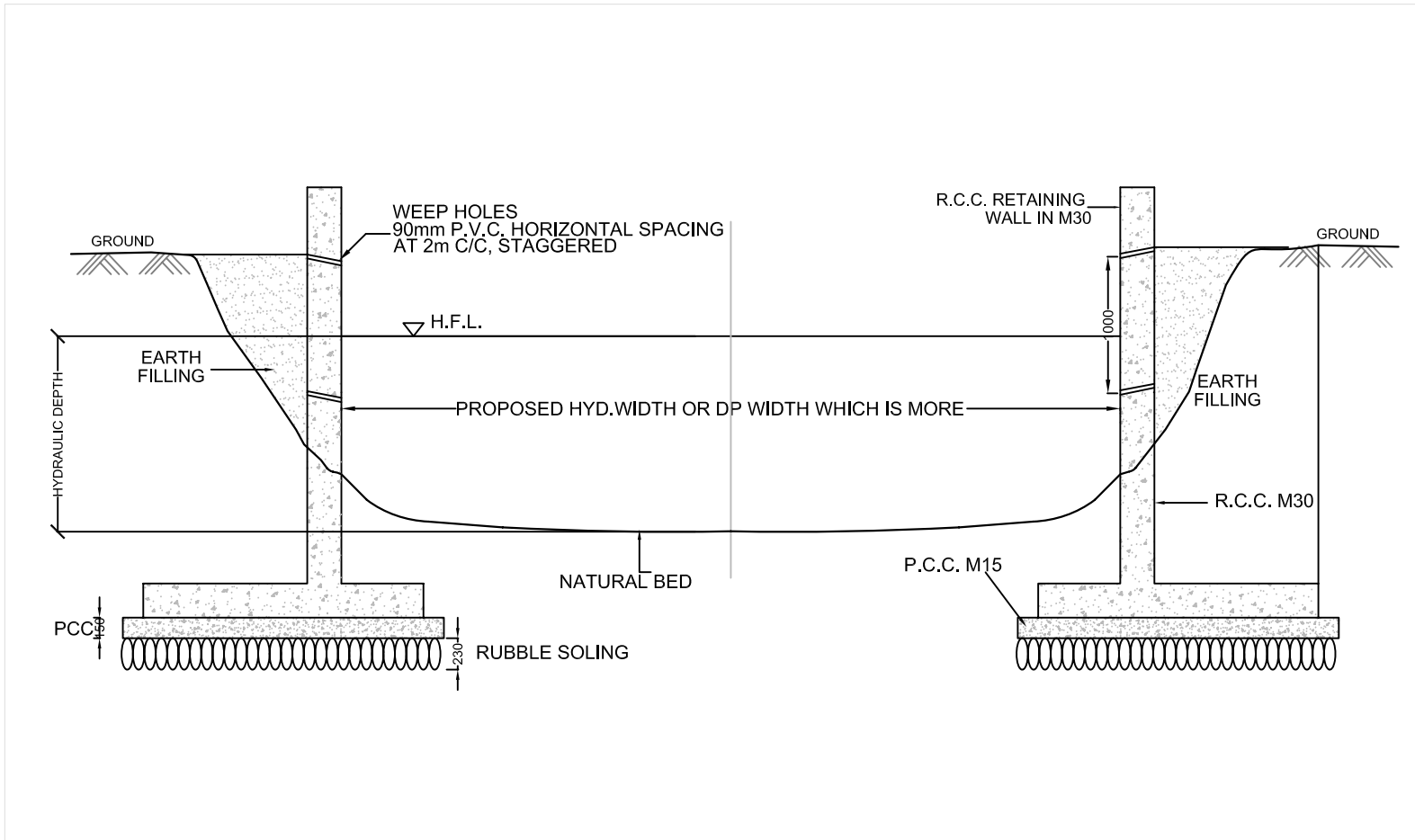
PROJECT :
STORM WATER DRAINAGE PROJECT FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

CLIENT :
PUNE MUNICIPAL CORPORATION

PriMOVE
PRIMOVE INFRASTRUCTURE DEVELOPMENT CONSULTANTS PVT. LTD.
C-3, 304 B, Saudamini Complex Tel : +91 - 20 - 25280201
Bhusar Colony, Paud Road, Fax : +91 - 20 - 25280200
Kothrud, Pune - 411038 Email : info@primoveindia.com
Maharashtra, India. Web : www.primoveindia.com

NOTE:- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED
DRAWING IS NOT TO BE SCALED

10. TYPICAL CROSS SECTION FOR NALLA DEVELOPMENT WORKS



DRG NAME :
10. TYPICAL CROSS SECTION FOR NALLA DEVELOPMENT WORKS

NOTES: DWG.NO-10

- * This drawing is a right & property of PriMove is not to be produced, copied, handed over to thlr party or used for any other purpose other than for which it is intended and remain our sole property. This drawing together with any copies made by the recipient shall be returned on demand to us.
- * This drawing should be read in conjunction with relevant detailed architectural drawings & design sheets. All dimensions shall be verified on site prior to start of work.

ISSUED TO	ISSUED FOR	COPIES
PROJECT CODE : PUNE/SWM	DRAWING NO : PUNE/SWM/10	DATE: MARCH-2016
DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE : N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT
FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

CLIENT :
PUNE MUNICIPAL CORPORATION



PRiMOVE INFRASTRUCTURE DEVELOPMENT CONSULTANTS PVT. LTD.
C-3, 304 B, Saudamini Complex Bhusari Colony, Paud Road, Kothrud, Pune - 411038 Maharashtra, India.
Tel : +91 - 20 - 25280201 Fax : +91 - 20 - 25280200 Email : info@primoveindia.com Web : www.primoveindia.com

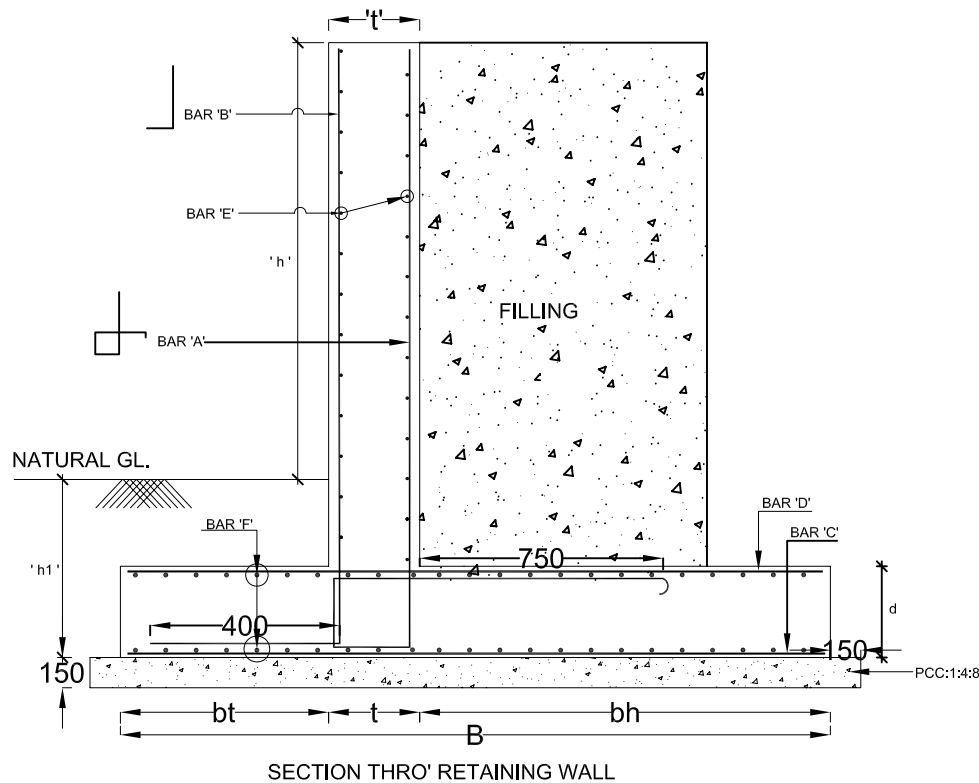
11. R.C.C DESIGN FOR RETAINING WALLS

DIMENSIONS OF RETAINING WALL							DETAILS OF REINFORCEMENT					
h in met.	h1 in met.	bt in mm.	t in mm.	bh in mm.	B in mm.	d in mm.	'A' Bar.	'B' Bar.	'C' Bar.	'D' Bar.	'E' Bar.	'F' Bar.
1.0m	1.0	300	200	750	1250	200	12Φ @ 150c/c	8 Φ @ 150c/c	10Φ @ 200c/c	10Φ @ 300c/c	8 Φ @ 150c/c	8 Φ @ 150c/c
1.5m	1.0	300	250	950	1500	250	12Φ @ 100c/c	10Φ @ 150c/c	10Φ @ 200c/c	10Φ @ 150c/c	10Φ @ 150c/c	10Φ @ 150c/c
2.0m	1.0	450	300	1050	1800	300	16Φ @ 125c/c	10Φ @ 150c/c	10Φ @ 125c/c	12Φ @ 250c/c	10Φ @ 150c/c	10Φ @ 150c/c
2.5m	1.0	600	350	1450	2400	350	16Φ @ 100c/c	10Φ @ 150c/c	10Φ @ 125c/c	12Φ @ 200c/c	10Φ @ 150c/c	10Φ @ 150c/c
3.0m	1.0	750	450	1500	2700	450	20Φ @ 125c/c	10Φ @ 150c/c	10Φ @ 125c/c	16Φ @ 250c/c	10Φ @ 150c/c	10Φ @ 150c/c
3.5m	1.0	800	500	1800	3100	500	20Φ @ 100c/c	10Φ @ 150c/c	10Φ @ 100c/c	16Φ @ 200c/c	10Φ @ 150c/c	10Φ @ 150c/c
4.0m	1.0	1000	700	2200	3900	700	20Φ @ 100c/c	10Φ @ 100c/c	10Φ @ 100c/c	16Φ @ 200c/c	12Φ @ 125c/c	12Φ @ 125c/c

NOTES:-

- 1) SBC ASSUMED 8.0T/m²
- 2) REINFORCEMENT GRADE Fe 415
- 3) GRADE OF ALL RCC SHALL BE M30.

● RETAINING WALL DIMENSIONS & REINFORCEMENT DETAILS AS PER ABOVE CHART ARE FOR ESTIMATION/REFERANCE PURPOSE ONLY. THE RETAINING WALL DESIGNS TO BE PREPARED AS PER SITE CONDITIONS.



DRG NAME :

11. R.C.C DESIGN FOR RETAINING WALLS

NOTES:

DWG.NO-11

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- * This drawing should be read in conjunction with relevant detailed architectural drawings & design sheets. All dimensions shall be verified on site prior to start of work.

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PROJECT CODE: PUNE/SWM	DRAWING NO: PUNE/SWM/11	DATE: MARCH-2016
DRAWN BY: P.K.J.	CHECKED BY: V.R.U.	SCALE: N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT
FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

CLIENT :
PUNE MUNICIPAL CORPORATION



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Maharashtra, India.

Tel : +91 - 20 - 25280201
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Email : info@primoveindia.com
Web : www.primoveindia.com

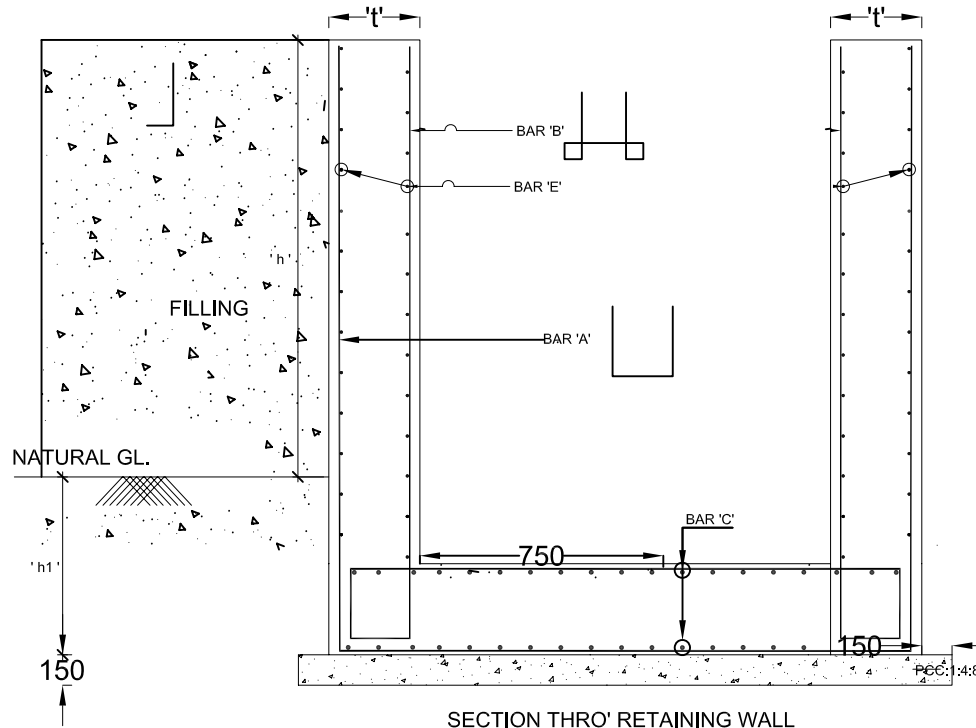
12. R.C.C DESIGN FOR RETAINING WALLS BOX TYPE-OPEN

DIMENSIONS OF RETAINING WALL							DETAILS OF REINFORCEMENT					
h in met.	h1 in met.	bt in mm.	t in mm.	bh in mm.	B in mm.	d in mm.	'A' Bar.	'B' Bar.	'C' Bar.	'D' Bar.	'E' Bar.	'F' Bar.
1.0m	1.0	-	200	-	2400	200	12Φ @ 150c/c	10Φ @ 150c/c	10Φ @ 200c/c		8 Φ @ 150c/c	
1.5m	1.0	-	250	-	2500	250	12Φ @ 100c/c	10Φ @ 150c/c	10Φ @ 150c/c		10Φ @ 150c/c	
2.0m	1.0	-	300	-	2600	300	16Φ @ 125c/c	10Φ @ 125c/c	10Φ @ 125c/c		10Φ @ 150c/c	
2.5m	1.0	-	350	-	2700	350	16Φ @ 100c/c	10Φ @ 100c/c	10Φ @ 125c/c		10Φ @ 150c/c	
3.0m	1.0	-	450	-	2900	450	20Φ @ 125c/c	12Φ @ 150c/c	10Φ @ 125c/c		10Φ @ 150c/c	
3.5m	1.0	-	500	-	3000	500	20Φ @ 100c/c	12Φ @ 125c/c	10Φ @ 100c/c		10Φ @ 150c/c	
4.0m	1.0	-	700	-	3400	700	20Φ @ 100c/c	12Φ @ 125c/c	10Φ @ 100c/c		12Φ @ 125c/c	

NOTES:-

- 1) SBC ASSUMED 8.0T/m²
- 2) REINFORCEMENT GRADE Fe 415
- 3) GRADE OF ALL RCC SHALL BE M30.

● RETAINING WALL DIMENSIONS & REINFORCEMENT DETAILS AS PER ABOVE CHART ARE FOR ESTIMATION/REFERANCE PURPOSE ONLY. THE RETAINING WALL DESIGNS TO BE PREPARED AS PER SITE CONDITIONS.



DRG NAME :

**12. R.C.C DESIGN FOR RETAINING WALLS
BOX TYPE-OPEN)**

NOTES: DWG.NO-12

- * This drawing is a right & property of PriMove is not to be produced, copied, handed over to thlrd party or used for any other purpose other than for which it is intended and remain our sole property. This drawing together with any copies made by the recipient shall be returned on demand to us.
- * This drawing should be read in conjunction with relevant detailed architectural drawings & design sheets. All dimensions shall be verified on site prior to start of work.

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PROJECT CODE : PUNE/SWM	DRAWING NO : PUNE/SWM/12	DATE: MARCH-2016
DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE: N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT
FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

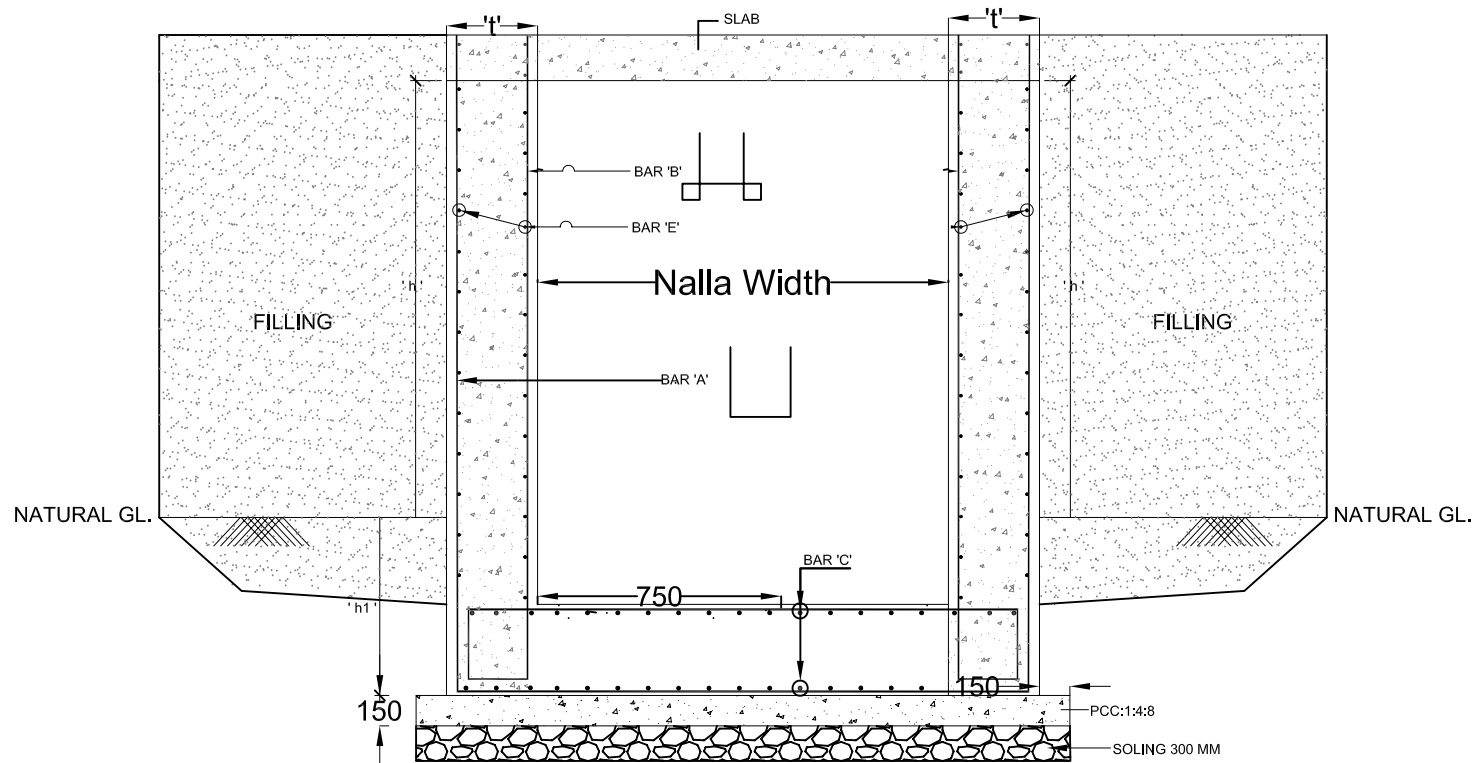
CLIENT :
PUNE MUNICIPAL CORPORATION



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Maharashtra, India.

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Fax : +91 - 20 - 25280200
Email : info@primoveindia.com
Web : www.primoveindia.com

13. R.C.C DESIGN FOR RETAINING WALLS BOX TYPE-COVERED



OPEN AND CLOSED FOR BOX DRAIN THRO' RETAINING WALL

DIMENSIONS OF RETAINING WALL							DETAILS OF REINFORCEMENT					
h in met.	h1 in met.	bt in mm.	t in mm.	bh in mm.	B in mm.	d in mm.	'A' Bar.	'B' Bar.	'C' Bar.	'D' Bar.	'E' Bar.	'F' Bar.
1.0m	1.0	-	200	-	2400	200	12Φ @ 150c/c	10Φ @ 150c/c	10Φ @ 200c/c		8 Φ @ 150c/c	
1.5m	1.0	-	250	-	2500	250	12Φ @ 100c/c	10Φ @ 150c/c	10Φ @ 150c/c		10Φ @ 150c/c	
2.0m	1.0	-	300	-	2600	300	16Φ @ 125c/c	10Φ @ 125c/c	10Φ @ 125c/c		10Φ @ 150c/c	
2.5m	1.0	-	350	-	2700	350	16Φ @ 100c/c	10Φ @ 100c/c	10Φ @ 125c/c		10Φ @ 150c/c	
3.0m	1.0	-	450	-	2900	450	20Φ @ 125c/c	12Φ @ 150c/c	10Φ @ 125c/c		10Φ @ 150c/c	
3.5m	1.0	-	500	-	3000	500	20Φ @ 100c/c	12Φ @ 125c/c	10Φ @ 100c/c		10Φ @ 150c/c	
4.0m	1.0	-	700	-	3400	700	20Φ @ 100c/c	12Φ @ 125c/c	10Φ @ 100c/c		12Φ @ 125c/c	

NOTES:-

- 1) SBC ASSUMED 8.0T/m²
- 2) REINFORCEMENT GRADE Fe 415
- 3) GRADE OF ALL RCC SHALL BE M30.

● RETAINING WALL DIMENSIONS & REINFORCEMENT DETAILS AS PER ABOVE CHART ARE FOR ESTIMATION/REFERANCE PURPOSE ONLY. THE RETAINING WALL DESIGNS TO BE PREPARED AS PER SITE CONDITIONS.

DRG NAME :
13. R.C.C DESIGN FOR RETAINING WALLS
BOX TYPE-COVERD)

NOTES: DWG.NO-13

- * This drawing is a right & property of PriMove is not to be produced, copied, handed over to thlr party or used for any other purpose other than for which it is intended and remain our sole property. This drawing together with any copies made by the recipient shall be returned on demand to us.
- * This drawing should be read in conjunction with relevant detailed architectural drawings & design sheets. All dimensions shall be verified on site prior to start of work.

ISSUED TO	ISSUED FOR	COPIES
PROJECT CODE: PUNE/SWM	DRAWING NO : PUNE/SWM/13	DATE: MARCH-2016
DRAWN BY : P.K.J.	CHECKED BY : V.R.U.	SCALE : N.T.S

PROJECT :
STORM WATER DRAINAGE PROJECT
FOR FREQUENTLY FLOODING AREA'S IN PUNE CITY

CLIENT :
PUNE MUNICIPAL CORPORATION



PRIMOVE INFRASTRUCTURE DEVELOPMENT CONSULTANTS PVT. LTD.
C-3, 304 B, Saudamini Complex Tel : +91 - 20 - 25280201
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Maharashtra, India. Web : www.primoveindia.com



**PUNE MUNICIPAL CORPORATION DRAINAGE DEPARTMENT
(OPERATION & MAINTAINANCE DIVISION)**

PUNE STORM WATER MANAGMENT PROJECT

TENDER NO – 11/2016

TENDER DOCUMENT

OF

NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN , AUNDH BASIN BAWDHAN – PASHAN BASIN ,MANAGALWAR PETH BASIN , SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN , WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLITION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I

VOLUME -I

(Tender Notices, Instructions to Tenderer, Formats seeking Information from Bidder, Form B1, Conditions of Contract, Formats for Bank Guarantees, Declaration & Undertaking)

APRIL 2016



**PUNE MUNICIPAL CORPORATION DRAINAGE DEPARTMENT
(OPERATION & MAINTAINANCE DIVISION)**

Pune Storm Water Management Project

TENDER NO – 11/2016

NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN , AUNDH BASIN BAWDHAN – PASHAN BASIN ,MANAGALWAR PETH BASIN , SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN , WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLITION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I

VOLUME -I

(Tender Notices, Instructions to Tenderer, Formats seeking Information from Bidder, Form B1, Conditions of Contract, Formats for Bank Guarantees, Declaration & Undertaking)

Issued to _____

APRIL 2016

CONTENTS

Volume- I	Notice Inviting tenders, Instructions to Tenderers, Formats Seeking Information from Tenderer, Conditions of Contracts, Form-B1 and Formats for Guarantees and Undertakings
Volume- II	Specifications and Bill of Quantities
Volume – III	Project Drawings

PUNE MUNICIPAL CORPORATION

NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN , AUNDH BASIN BAWDHAN – PASHAN BASIN ,MANAGALWAR PETH BASIN , SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN , WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLITION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I

CONTENTS (VOLUME-1)

Section No	Title	Page no.
1.	Check List for submission	5
2.	Tender Notice	7
3.	Detailed Tender Notice	8
4.	Instructions to Tenderers	20
5.	Data Sheet	26
6.	Formats for giving Information by bidders	29
7.	Form B-1: Percentage Rate Tender and Contract for Works	49
8.	General Conditions of Contract	55
9.	Special Conditions of Contract, Model Rules of Labour Welfare and Additional Conditions	90
10.	Formats for Declaration and Undertaking for Guarantee	146



PUNE MUNICIPAL CORPORATION

**PUNE MUNICIPAL CORPORATION DRAINAGE DEPARTMENT
(OPERATION & MAINTAINANCE DIVISION)**

NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN , AUNDH BASIN BAWDHAN – PASHAN BASIN ,MANAGALWAR PETH BASIN , SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN , WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLITION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I

1. CHECK LIST FOR SUBMISSION

The tender shall necessarily accompany the following documents complete in all respects as specified in Detailed Tender Notice. Otherwise the tender shall be considered incomplete and is likely to be rejected.

1. Envelope No 1

Sr. No.	Brief description of document	Tick mark if enclosed
1	Earnest Money Deposit in the form prescribed in the Tender Notice	
2	Valid certificate of registration in appropriate class with Public Works Department / MJP / MMRDA / other Govt / semi Govt organization / other Municipal Corporations / PSUs	
3	<ul style="list-style-type: none"> • Income Tax clearance certificate as prescribed in detailed tender notice • Professional Tax Clearance Certificate for last three years • LBT Registration certificate • Solvency Certificate • Sales Tax Registration Certificate • Certificate of Registration with Provident Fund Authorities 	



Sr. No.	Brief description of document	Tick mark if enclosed
	<ul style="list-style-type: none"> Audited Balance Sheets of the Company for last Three financial years. 	
4	<p>Duly filled in Formats for information to be provided by Bidder</p> <p>Form – 1: General Information & Undertaking</p> <p>Form – 1 A: Structure and Organization</p> <p>Form – 2: General Financial Record</p> <p>Form – 3: List of works completed in similar nature of job works</p> <p>Form – 4: Current Contract Commitments /Works in Progress</p> <p>Form – 5: Personnel Capability</p> <p>Form – 5A: CV of Key Personnel</p> <p>Form – 6: Equipment Capability</p> <p>Form – 7: Financial Capability</p> <p>Form – 8: Litigation History</p> <p>Form – 9: General Information</p> <p>Attachment 1 (Form 10) : Approach & Methodology</p> <p>Attachment 2 – Time Schedule</p> <p>Attachment 3 – Environment Policy</p> <p>Attachment 4 – Health and safety Policy</p> <p>Attachment 5 – No Deviation Certificate</p> <p>Formats for Mobilization Advance and Security Deposit</p> <p>Other documents, if any (please specify)</p>	

2. Envelope No 2

- Form B-1 mentioning the bid offer -percentage above or below the rates mentioned for construction works in Schedule B duly filled in.
- Original tender document Volume-I, Volume-II & Volume-III (Tender drawings) issued to the tenderers along with addendum's/corrigendum's if any and minutes of meetings and common set of deviations of Pre-Tender Conference if any, duly completed and signed, shall be furnished by the Tenderer.

Contractor

No of Corrections

Superintending Engineer
Drainage Department (O&M division)
Pune Municipal Corporation

Page 6 of 146



२. निविदा जाहिरात - नविनकामे

निविदाविक्रीकालावधी- २०/०४/२०१६ ते ०९/०५/२०१६ दुपारी २.३० वा.

निविदा स्वीकृती - २१/०४/२०१६ ते १०/०५/२०१६ दुपारी २.३० वा.

अधिक्षक अभियंता, मलनिःसारणदेखभालदुरुस्ती विभाग, पुणेकसबा पेटक्षेत्रियकार्यालयइमारत							
अ.क्र.	टेंडर क्रमांक	कामाचेनाव/संपूर्णतपशील	पुगप रक्कम	अनामत रक्कम	बयाणा रक्कम	निविदा संच किंमत	कामाची मुदत
१	११/२०१६	पुणे शहरातील कोथरूड बेसिन, वारजे बेसिन, शिवाजीनगर बेसिन, औंध बेसिन, बावधन पाषाण बेसिन, मंगळवार पेट बेसिन, शनिवार पेट बेसिन, दत्तवाडी बेसिन, हिंगणे बेसिन, वडगाव बेसिन, धायरी बेसिन याठिकाणी पावसाळी पाण्याच्या व्यवस्थापनासाठीनाला सुधारणाकामेकरणे, कल्हर्टस बांधणे, पावसाठी लाईन टाकणे व तदनुषंगिक कामेकरणे, तसेचत्यानंतर वरील प्रमाणेकेलेल्या सर्व कामाची पाच वर्षासाठी देखभालदुरुस्ती विषयक कामेकरणे. (भाग-१)	५३,३१,९४,४७९.००	२,६६,५९,७२४.००	५३,३१,९४५.००	५२,६७९.००	१८ महिने (पावसाळयाच्या कालावधी सह)
२	१२/२०१६	पुणे शहरातील कळस बेसिन, विश्रान्तवाडी बेसिन, धानोरी बेसिन, येरवडा मेटल हॉस्पिटल बेसिन, विमाननगर बेसिन, हडपसर बेसिन, कोंढवा बेसिन, वाडिया कॉलेज बेसिन या ठिकाणी पावसाळी पाण्याच्या व्यवस्थापनासाठीनाला सुधारणाकामेकरणे, कल्हर्टस बांधणे, पावसाळी लाईन टाकणे व तदनुषंगिक कामेकरणे, तसेचत्यानंतर वरील प्रमाणेकेलेल्या सर्व कामाची पाच वर्षासाठी देखभालदुरुस्ती विषयक कामेकरणे. (भाग -२)	६२,५२,६७,८३०.००	३,१२,६३,३९२.००	६२,५२,६७८.००	५२,६७९.००	१८ महिने (पावसाळयाच्या कालावधी सह)
<p>१. पुणे मनपाची वरीलकामे अनुभवी /मनपा मान्यताप्राप्त/शासकीय/निमशासकीय मान्यता प्राप्त ठेकेदारांकडून (प्रत्येकेकामासाठीच्या पूर्वपात्रता अटी टेंडर सेटमध्येनमूदकेल्यानुसार) करून घ्यावयाची आहेत.</p> <p>२. सदरकामांबाबतनिविदा अटी शर्तीइ. बाबत सर्व तपशील निविदा संचामध्येनमूदकेला असून, सदरकामांचेनिविदा संचwww.pmctender.abcprocure.comव www.punecorporation.org या वेबसाईटवर पाहण्यासाठी उपलब्ध आहेत. निविदा संचाची विक्री व स्वीकृती सदर वेबसाईटवर फक्त ऑनलाईन पध्दतीनेकरण्यात येत आहे.</p> <p>३. ऑनलाईननिविदा प्रक्रियेबाबतची संपूर्ण माहिती/प्रशिक्षण टेंडर सेल विभाग पुणे मनपा येथे मिळेल.</p> <p>४. निविदाविक्रीच्या शेवटच्यादिवशीनिविदा संच प्राप्तन झाल्यास व स्वीकृतीच्या शेवटच्यादिवशी ऑनलाईन सादरीकरणन झाल्यास याची जबाबदारी टेंडरदाराची राहिल.</p>							
कार्यकारी अभियंता		पुणे महानगरपालिका				मलनिःसारणदेखभालदुरुस्ती विभाग	



3. DETAILED TENDER NOTICE

Pune Municipal Corporation, Pune invites sealed Tenders from eligible Tenderers for the Workof, NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN , AUNDH BASIN BAWDHAN – PASHAN BASIN ,MANAGALWAR PETH BASIN , SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN , WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLITION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I

For which this Detailed Tender Notice is issued, in prescribed format.

Sealed Tenders are invited for the above work, from the contractors who are registered with PMC, PCMC, CPWD, PWD, CIDCO, MCGM, Railways, MJP, or any Government or Semi Government Organizations in appropriate class and who have requisite & similar experience of “Nalla Development, Road Side Drain and Cross Drainage works under STORM WATER MANAGMENT WORKS”.

The Tender Documents (Bidding Documents) can be purchased ONLY ONLINE from web site of Pune Municipal Corporation: www.punecorporation.org OR www.pmctenders.abcprocure.com from 20/04/2016 to 9/05/2016 (both days inclusive) up to 02:30 pm on payment of a non-reimbursable/non-refundable price as mentioned in the table below which includes VAT and processing fees for the tender document by credit card or by deposit by cash.

A two envelope procedure (Technical and Price Proposals) will be adopted. Tenderers to submit simultaneously in two separate sealed Envelopes (Folders), Envelope 1 (Folder 1) “Technical proposal and Envelope 2 “Price Proposal” (Folder 2) each in the electronic tender box on the web site. Further information regarding the procedure shall be as per indicated in the Instruction to Tenderers.

Tenderer should not tamper with any information in the downloaded (in electronic form) Tender document. If found so, the tenderer (bidder) shall be disqualified from bidding process and his bid security will be forfeited.

The tender document is not transferable and the cost is not refundable under any circumstances.

The tender display, sale and submission are possible on all days including holidays.



1234

Storm Water Management Project for Pune City
Tender Document Vol - I

Pune Municipal Corporation

Sr. No	Name of work	Format of Tendering	Estimated Cost (Rs)	Cost of Blank Tender Form (Rs.)	EMD (Rs.)	Time Limit For Completion (Including Monsoon) in Months
1	NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN, AUNDH BASIN BAWDHAN – PASHAN BASIN,MANAGALWAR PETH BASIN, SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN, WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLITION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I	B1 Tender	53,31,94,479.00	52,679.00	53,31,945.00	18 Months & 5 years O & M period thereafter

Contractor

No of Corrections

Superintending Engineer
Drainage Department (O&M division)
Pune Municipal Corporation



Blank Tender Forms & complete set of tender documents can be downloaded from websites: www.pmctenders.abcprocure.com and www.punecorporation.org from 20/04/2016 to 09/05/2016 (both days inclusive) up to 02.30pm.

Intending Tenderers/Bidders are required to get registered on the website i.e. www.pmctenders.abcprocure.com mentioned above, beforehand. If needed they can be imparted training on online tendering process as per details available on the website.

The Tenderer needs to purchase Digital Signature for online submission from any Government Approved agencies. Any further information regarding digital signature may be obtained from the Tender Cell Section, Pune Municipal Corporation.

Orientation procedure for uploading tender document is available at Tender Cell Section, Pune Municipal Corporation.

Information and Instructions to Tenderers posted on Website(s) shall form part of Tender Document.

The Sealed tenders sent by post and courier will not be accepted. Only ONLINE SUBMISSION is acceptable. Last date of submission of duly filled in tenders is as mentioned in the "Tender Data Sheet".

Pune Municipal Corporation will not be responsible for any delay or technical snag faced by the prospective tenderers in uploading their online submissions (Tender). The tenderers are advised to submit their tenders adequately in advance to avoid delays due to such instances.

A Pre-Tender conference will be held, the details about date, time and venue as given in the Tender Data Sheet.

The completed tenders comprising Technical Proposal & Financial Proposal i.e. (Envelope 1 & Envelope 2) shall be submitted separately from 21/04/2016 to 10/05/2016 up to 02:30 pm through online submission only.

The Technical Proposal i.e. Envelope 1 (Folder 1) will be opened on 10/05/2016 at 3 PM, if possible, in the Office of the Deputy Engineer, Tender Cell Section, PMC Building Extension, Ground floor, Room No.1, Shivaji Nagar, Pune – 411 005.

The Tenderers are required to quote strictly as per terms and conditions, specifications, standards given in the tender documents and not to stipulate any deviations.

Contractor shall upload all the documents in scanned jpeg/PDF format (Non-editable).

If the contractor is found ineligible after opening of tenders, his tender shall become invalid and cost of tender document and processing fee shall not be refunded.

The Employer reserves the right to accept or to reject any tender and to cancel the tender process and reject all tenders at any time prior to award of contract, without thereby incurring any liability to the affected tenderers or any obligation to inform the affected tenderers of the grounds for the employer's action.

Validity of Tender shall be 120 days from the date of submission of Tender, and pursuant to clause of the Instructions to Tenderers

1. Earnest Money Deposit

Earnest Money Deposit shall be 1% of the cost put to Tender: Earnest Money



Deposit shall be submitted in the form of DD / TDR of any Nationalized / Scheduled Bank or Paid online valid for 180 days from the date of submission of Tender.

2. Security Deposit

Total Security deposit will be 5% of the cost put to tender. Earnest Money Deposit (EMD) of 1% of the successful Tenderer shall be converted to security deposit. Balance 4% security deposit shall be recovered through running bills so that 100% security deposit shall be made by the time 50% work is complete.

Additional Security Deposit

If the Tenderer quotes his offer below than 15 % of the Cost put to Tender , the Tenderer has to submit an additional Security Depositequivalent to the below percentage compare to 15 % , (of Cost put to Tender) in form of Bank Guarantee for the period from Tender Validity period plus time period of the work. Such a Bank Guarantee shall be from Nationalized/Scheduled Bank payable at Pune.

3. Performance Bank Guarantee –

The contractor should submit an additional performance bank guarantee of 5% of the final tendered amount before the awarding contract against the cleaning, maintenance and repairs to storm water drainage works under the contract for a period of 5 years. The performance bank guarantee shall be released annually in the following manner:

Release of Performance Bank Guarantee –

Sr. No.	After completion of O & M period	Release of Performance Bank Guarantee of 5% of final tender amount
1	1 year	0.5%
2	2 years	1%
3	3 years	1%
4	4 years	1%
5	5 years	1.5%

In the event of the contractor failing or neglecting to complete rectification work & Operation & Maintenance works within the period up to which the contractor has agreed to maintain the work in good order, then, subject to provisions of Clause 17 and 20 hereof,(Additional Special Conditions) the amount of security deposit retained by the Corporation shall be forfeited.

4. Time limits for completion of work

Eighteen (18) Calendar months from the date of issue of “Work Order” (Effective Date of Contract including monsoon period) thereafter 5 years of operation and maintenance period. Defect liability period and O and M period will be the same.

5. Joint Venture is not allowed

6. Deviation

Deviation to the Tender Document is not allowed. Contractor shall submit an



Undertaking specifying that no deviations whatsoever to the tender document are stipulated in his proposal.

7. Validity of the offer

Validity of Tender shall be 120 days from the date of submission of Tender, and pursuant to ITT Clause "Tender Validity" shall be duly signed by the person(s) signifying that the person(s) has the authority to sign the Tender and that the Tender is binding upon the Tenderer during the full period of its validity.

A Power of Attorney in the name of person signing the contract, duly authorized by a Notary Public, (Not earlier than six months from the due date of Submission of Tender) shall be submitted in Original.

8. Tender non transferable

The Tender Documents are non-transferable and shall be used by the Tenderer to whom it has been issued.

9. Eligibility Criteria as part of Qualification

Sr.No	Description	Proposed Condition for prequalification
1	Contractor's average annual Turnover during last three years	The contractor's average annual Financial turnover during last three years ending 31st March of the previous financial year shall be at least 30 % of the estimated cost put to the Tender. The Tenderers shall provide the information about annual turnover in the Qualification form enclosed in Volume I. (Form No. 2)
2	Completion of similar type of works during last Seven years..	Contractor must have completed work of similar type (RCC work for retaining walls, water retaining structures, Culverts And /Or sewer network And / Or storm water drains etc.) during last Seven years ending last day of month previous to the one in which applications are invited should be either of the following: a). Three Similar completed works cost not less than amount equal to 40% of the estimated cost put to Tender. OR b). Two Similar completed works cost not less than amount equal to 50% of the estimated cost put to Tender. OR c). One Similar completed works cost not less than amount equal to 80% of the estimated cost put to Tender. The Tenderers shall provide the information about Experience of having successfully completed similar works as per the qualification criteria above in the Qualification form enclosed in Volume I. (Form No 3)
3	Minimum quantities of items in any single year during the last	Contractor must have completed minimum quantities for following items. a. Concrete qty. for retaining walls, water retaining



Sr.No	Description	Proposed Condition for prequalification								
	Seven years	<p>structures, Culverts etc. for quantity 30% of the quantity put to the Tender in any single year during the last Seven years.</p> <p>b. Providing and laying of pipe lines for diameters 600 mm or above for a minimum length 30% of the quantity put to the Tender in any single year during the last Seven years.</p>								
4	Bid Capacity	<p>Contractor shall satisfy 100% Bid Capacity criteria for above tender</p> <p>$Bid\ Capacity = (A \times N \times 2.0 - B) = 100\%$ of estimated cost of the subject work.</p> <p>A = Maximum Value of Civil Engineering worksexecuted in any one year during the last five years(updated to 20014-15 price level) taking into account the works completed as well as works in progress.</p> <p>N = Number of years prescribed for completion of the works for which bids are invited(18Months in case of this tender).</p> <p>B = Value, at current price level, of existing commitments and ongoing works to be completed during next 2 years</p> <p>For the purpose of working out current levels of values for turnover, the following multiplying factors shall be used for enhancing the costs.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Financial year</th> <th style="width: 50%;">Multiplying Factor</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2014-1015</td> <td style="text-align: center;">1.0</td> </tr> <tr> <td style="text-align: center;">2013-2014</td> <td style="text-align: center;">1.1</td> </tr> <tr> <td style="text-align: center;">2012-2013</td> <td style="text-align: center;">1.21</td> </tr> </tbody> </table>	Financial year	Multiplying Factor	2014-1015	1.0	2013-2014	1.1	2012-2013	1.21
Financial year	Multiplying Factor									
2014-1015	1.0									
2013-2014	1.1									
2012-2013	1.21									
5	Litigation History	<p>The blacklisted contractors from any of the organization like PMC/PCMC/PWD/CPWD/MMRDA/NHAI/MIDC/MSRDC etc or any Govt or Semi Govt organization during a span of last five years (10-11, 11-12, 12-13, 13-14, 14-15) are not eligible to quote for the tender. Affidavit to that effect shall be submitted.</p> <p>The Tenderer shall provide accurate information on any litigation or arbitration resulting from Contract completed or under its execution over the last Five years in enclosed Qualification Form in Volume I. A consistent history of litigation against the Tenderer may result in failure of his</p>								



Sr.No	Description	Proposed Condition for prequalification
		Tender
6	Joint Ventures/Joint Alliance	joint venture/ Joint Alliance or Consortium is Not allowed
7.	List of machinery and owner ship titles	The contractor should have following machinery <ul style="list-style-type: none"> a. Contractor should own a Batch mixing plant of at least 0.5 cum/batch capacity for Ready Mix Concrete. b. Ownership of Pipe manufacturing facility with adequate infrastructure to manufacture RCC NP2/NP3 pipes of diameters > 600 mm upto 1800 mm. <p style="text-align: center;">OR</p> supply arrangements (documentary evidence to be attached) with a pipe manufacturing facility with required capacity as stated above in Clause No 3

The information filled by the Tenderer in the forms shall be supported with appropriate and adequate documentary evidence like: -

- Certificates of Completion issued by the Client with appropriate dates and duly signed and stamped by an Officer not below the rank of Executive Engineer/General Manager to justify the Technical criteria of having successfully completed the specified work.
- To justify the Assessed Available Bid Capacity, the Tenderer shall furnish Work Orders/Letter of Award/Letter of Acceptance for work(s)/project(s) on Hand which shall include the value of the work(s)/project(s) and the completion date. The Tenderer shall also furnish Certificate(s) from Registered Chartered Accountant duly signed and stamped showing the values of the balance works to be completed under these work orders.
Note: It is in the interest of the Tenderer to furnish carefully, systematically, precisely and to the point information in attached qualification forms and against documentary evidences as mentioned above. Employer shall assume no responsibility for the inference drawn based on submission of the Tenderer.
- The above documentary evidence submitted by the Tenderer, if required shall be subject to verification by the Employer with the original.

The successful tenderer shall himself get registered with Pune Municipal Corporation before award of contract

10. Date & Time of Submission of Tender:

Date and time of submission of tender document will be as given in Tender Data sheet.

11. Manner of submission of tender and its accompaniments

As the process for tendering is e - tendering, the Tenderer shall submit the proposal online through internet on the website as mentioned in the Detail Tender Notice.

A two envelope procedure (Technical and Price Proposals) will be adopted. Tenderers shall submit simultaneously in two separate sealed Envelopes (Folders), **Envelope 1** (Folder 1) **Technical proposal** and **Envelope 2** (Folder 2) **“Price**



Proposal” each, in the electronic tender box on the web site.

a. Envelope No. 1 (Folder 1)

The Envelope 1(One) i.e. (Folder 1(One)) created for submission of “Technical Proposal” shall comprise of:

Sub Folder 1A Comprising of

- i. Checklist for submission of Tender as per the format attached.
- ii. Earnest money deposit, in form of DD/ TDR Paid online, from any Nationalized/Scheduled Bank valid for 180 days, from the date of submission, drawn in favor of “The Commissioner, Pune Municipal Corporation, Pune”, payable at Pune.
- iii. Valid certificate of registration in appropriate class with Public Works Department /Maharashtra JeevanPradhikaran / MMRDA / other Government / Semi-Government Organizations / other Municipal Corporations and PSUs.
- iv. In case of tender being submitted by a partnership firm or company, the names of all the partners / directors, with a valid Memorandum of Registration and Articles of Association duly attested by Chartered Accountant, as the case may be; along with power of attorney duly signed by all partners / directors in the name of the partner / director, who holds the power of attorney authorizing him to sign the tender documents & all other proceedings pertaining to the work.
- v. Up to date Income Tax clearance certificate from income tax officer of the circle (or true copy thereof duly attested by the Gazetted officer), valid on the date fixed for receipt of the tender. Other certificates to be submitted by bidder include professional tax clearance certificate for last three years, sales tax registration certificate, LBT registration certificate, certificate of registration with provident fund authority, solvency certificate. Bidder shall furnish audited balance sheets of the company for the past three financial years.
- vi. General Information of the Bidder Firm (Form-1 & 1A)
- vii. General Financial Record of Bidder (Form 2)
- viii. List of works of similar nature completed by Bidder during last 7 years which shall contain details of works of similar type & magnitude carried out by the tenderer (Form 3) which shall be supported by the certificates issued by the concerned authorities not below the rank of Executive Engineer and countersigned by the concerned higher authority i.e. Superintending Engineer/ Chief Engineer, clearly indicating penalties levied if any.

Declaration by a Tenderer regarding value of Civil Engineering Works executed during the last Seven years ending last day of month previous to the one in which applications are invited taking into account the works completed as well as works in progress which shall be supported by financial reports/ balance sheets auditor’s reports as may be necessary to substantiate the declaration fully.

- ix. List of works in hand/ in progress of bidder (Form 4) to be supported by



the certificates issued by the concerned authorities not below the rank of Executive Engineer which shall contain a Notarized declaration by Tenderer showing all works, for which he has already entered into contract, date of work order & probable date of completion of each work and the value of the work that remains to be executed in each case at the time of submitting the tender, supported by relevant documents.

- x. Details of technical personnel on the rolls of the Tenderer proposed to be deployed for the work giving details of qualifications, period working with the firm, professional experience, present duties & responsibilities and proposed duties & responsibilities for each of them in the proposed contract scope of works. In case new technical personnel are to be appointed for the work, the CV of the persons with proposed responsibilities shall be submitted.(Form 5 & 5A)
- xi. List of machinery, equipment and plants immediately available with the Tenderer for use on this work as well as list of machinery which is not immediately available, but is proposed to be used on this work, and the manner in which it is proposed to be procured. The details of number of units, make, capacity, age and condition, present location and date of deployment for the tendered work for each machinery / equipment shall be clearly indicated in the submission.(Form 6)
- xii. Financial Capability (Form 7)
- xiii. Litigation History (Form 8)
- xiv. General Information (Form 9)

Subfolder 1 B Compressing of

- i) **Attachment 1:** Proposed working methodology for executing the project. The Methodology should be specific to the works proposed in the tender. The Methodology should cover Quality Control measures proposed by the contractor. The methodology should demonstrate in sufficient detail the adequacy of the tenderers proposal to meet the Employer's Requirements within the Time of Completion stated in the Tender. This shall be submitted as per form 10.
- ii) **Attachment 2: Time schedule**-Time schedule in the form of BAR CHART/PERT /CPM Network proposed by the Tenderer for completion of the work within the time specified in the Detail Tender Notice.
- iii) **Attachment 3: Environmental Policy** Tenderers shall submit proposals of their environmental policy in sufficient detail to demonstrate the adequacy of the Tenderers proposals to carry out the Works with due consideration for the protection of the environment as required by the Contract. The proposals shall be specific to the contract and address the major environmental hazards associated with construction of the Works. The proposals shall include details of the organizational framework and the designation of the engineer to take overall responsibility and to manage the environmental control facilities on a day-to-day basis.
- iv) **Attachment 4: Health and Safety Policy** - Tenderers shall submit proposals of their Health & Safety policy in sufficient detail to demonstrate the adequacy of the Tenderer proposals to carry out the Works with due consideration for health and safety of his workforce and all people in the vicinity of the Works. The



proposals shall be specific to the contract and address the major risks associated with construction of the Works. The proposals shall include details of the organizational framework and the designation of the engineer to take overall responsibility and to manage health and safety on a day-to-day basis.

- v) **Attachment 5: “No Deviations Certificate”** -from the Tenderer stipulating that, no deviations to the tender document in any form or matter is proposed.
- vi) Any other information/data required to be submitted in the Technical Proposal by the Tenderers in accordance with the Tender.

No indication of financial offer of the tender shall be given directly or indirectly in this envelope. Such an attempt will make the tender liable for outright rejection.

b. Envelope no 2 (Folder No 2)

The Envelope 2(Two) i.e. (Folder 2(Two) created for submission of “Price Proposal” shall comprise of:

i. Subfolder 2 A Comprising of

The Tenderer should quote his offer on Form B1 (Volume I) of the tender as percentage rates at the appropriate place provided for in the tender document, to be submitted only in Envelope No.2 (Folder No 2) . He should not quote his offer anywhere directly or indirectly in Envelope No.1 (Folder No.1). The Tenderer shall quote for the work as per details given in the main tender based on the tender conditions, bills of quantities, specifications and corrigenda / addenda if any, issued before last date of receipt of tender document. The tender shall be unconditional. Conditional offer in both envelop contents anywhere will be rejected summarily as non-responsive. A tender submitted without Envelope 2 (Folder 2) as per above content, would be considered as invalid and non-responsive.

ii. Subfolder 2 B Comprising

Original tender document Volume-I, Volume-II & Volume-III (Tender drawings) issued to the tenderers along with addendum's/corrigendum's if any and minutes of meetings and common set of deviations of Pre-Tender Conference if any, duly completed and signed, shall be furnished by the Tenderer.

The Tenderer shall visit the site and acquaint themselves of the prevailing local conditions before submitting their Tender and confirm the same in the format of “**Form of Price Proposal**”.

The Tenderer may be required to explain/justify the basis of their quoted price as and when asked for. In case, any Tenderer fails to justify his quoted price or refuse to cooperate in this regard, such bidder will not be considered for participating in the retendering, if the contract is not finalized from the present bidding.

Further information regarding the procedure shall be as per the Instruction to Tenderers

12. Opening of tender



- a. The tenders will be opened in the office of the Head, Tender Cell, Pune Municipal Corporation, Ground Floor, Shivajinagar, 411005. If possible, the tenders will be opened on the last date of submission of tenders at 3.00 p.m. or later on the date communicated to all the Tenderers. The tenders shall be opened in the presence of the intending bidders or their authorized representative, who may choose to remain present.
- b. Following procedure will be adopted for opening of the tender.
 - i. Envelope No. 1 (Folder No 1)

First of all Envelope No.1 of the tender will be opened to verify its contents as per requirements set. If the various documents contained in this Envelope (Folder) do not meet the requirements of the Pune Municipal Corporation, or tender criteria as mentioned in the detailed tender document and minimum work experience qualifications & tenderer's financial viability a note will be recorded accordingly by the Tender opening authority and the said Tenderer's Envelope No.2 will not be considered for further action and the same shall be considered as disqualified to open financial bid. Note will be issued to those not qualified.
 - ii. Envelope No.2 (Folder No 2)

Envelope No.2 shall be opened, only if contents of Envelope -1 are found to be acceptable to the Corporation. The date and time of opening of Envelope No. 2 will be communicated after completing the scrutiny of Envelope No. 1 of all qualified bidders. The tendered rates in all the tenders who's Envelope No. 2 are opened, shall be read out to the intending bidders / their authorized representatives, who may choose to remain present.

13. Evaluation of tenders

- a. Any bid with deviations from the tender shall be considered as non-conforming bid and shall be summarily rejected. Out of the qualifying bids, the evaluation of bids shall be carried out duly considering the rates to be quoted by the tenderer in Form B-1, namely the percent rate for capital works. The percent rate quoted against the summation of schedules B1- Storm Water Drainage Lines , B2 - Culverts& B3 – Nalla Development works will be considered to arrive at the tendered cost (A) on the basis of the estimated cost +/-the amount as per percentages as above or below the estimated amount of the schedules B1+B2+B3. The quoted value shall be taken as the basis to compare the tenders and determine the lowest bid.

14. Award of Contract

- a. Tenderer with the lowest bid will be declared as selected tenderer for negotiations and will be invited for negotiations. On negotiations with the selected tenderer being successful and conclusive, the work will be awarded to the selected tenderer. The Letter of Acceptance shall then be issued to the successful tenderer. In case the the negotiations with the selected bidder are not successful, Corporation at its own discretion may decide to call the second lowest tenderer and the process will thus continue till selection of the successful tenderer.

15. Rights reserved

- a. Right to reject any or all tenders without assigning any reasons thereof is



reserved by the Commissioner, Pune Municipal Corporation, whose decision will be final and legally binding on all the Tenderers.

Pune Municipal Corporation shall have the right to revise or to amend the contract document prior to receipt of tenders. Pune Municipal Corporation at its discretion may extend the date fixed for submission of tender by issuing an amendment.

Corporation further reserves the right to withhold the issuance of notice to proceed, even after the execution of the agreement. No payment will be made to the successful Tenderer on account of such withholding. The Corporation is not obliged to give reasons for any such action.



4. INSTRUCTIONS TO TENDERERS (ITT)

1) Qualification of the Tenderer

- 1.1. The Tenderer shall provide Forms of Bid and Qualification Information, a preliminary description of the proposed work methodology and schedule, including drawings and charts;
- 1.2. The Tenderer shall include the following information and documents with their tender:
 - a) Attested true copies of original documents defining the constitution or legal status, place of registration, and principal place of business ;(Original copy of MOA/ photocopy attested by Chartered Accountant with seal) written power of attorney of the signatory of the tender to commit the Tenderer;
 - b) total monetary value of construction work performed for each of the last Seven years;
 - c) experience in works of a similar nature and size for each of the last Seven years, and details of works under way or contractually committed; and clients who may be contacted for further information on those contracts;
 - d) major items of construction equipment proposed to carry out the Contract;
 - e) qualifications and experience of key site management and technical personnel proposed for the Contract;
 - f) reports on the financial standing of the Tenderer, such as profit and loss statements and auditor's reports for the past Three years;
 - g) evidence of adequacy of working capital for this contract (access to line of credit and availability of other financial resources);
 - h) bank solvency certificate not less than Rs.10 Crores and authority to seek references from the Tenderer's bankers;
 - i) Information regarding any litigation or arbitration resulting from contracts executed by the Bidder in the last five years or currently under execution. The information shall include the names of the parties concerned, the disputed amount, cause of litigation and matter in dispute;
 - j) Proposals for subcontracting components of the Works which in aggregate add to more than 20 percent of the tender value, for each, the qualifications and experience of the identified sub-contractor in the relevant field should be annexed.
 - k) The proposed methodology and program of construction including Environmental Management Plan backed with equipment planning and deployment, duly supported with broad calculations and quality control procedures proposed to be adopted, justifying their capability of execution and completion of the work as per technical specifications within the stipulated period of completion. The tender submitted without proper work plan would be considered as partially responsive and is liable for rejection.
 - l) Brief note & observations on site visit by the tenderer on scope of work under this contract.



- m) Bidders are requested to get familiar with the basin area and conditionstherein before filling the tender. Tenderer shall use relevant forms provided in the tender for the purpose.
- 1.3. Joint venture is not permissible.
- 1.4. To qualify for award of the contract, each Tenderer, in its name should have in the last three years (works executed till date will also be eligible).

Notes:

- i. Formats as appended to the Instruction to Tenderers shall be filled by each bidder. Eligibility criteria shall be followed as per above clauses.
- 1.5. The statements showing the value of existing commitments and on-going works as well as the stipulated period of completion remaining for each of the works listed should be countersigned by the Engineer in charge, not below the rank of an Executive Engineer
- 1.6. The eligibility of the Tenderer shall merely be not the criteria for award of the contract. The financial capability, experience of similar type of works in urban set up and availability of resources, such as technical personnel and machinery, plant & equipment shall be taken in to consideration for deciding the award of work.
- 1.7. The eligible Tenderer will be considered qualified for the work, only if his available bid capacity is more than total estimated value of the works covered under the tender. The available bid capacity will be assessed as under:
Assessed Available Bid Capacity = $(A \times N \times 2.0 - B)$, where
A = Maximum Value of Civil Engineering works executed in any one year during the last five years(updated to 2014-15 price level) taking in to account the works completed as well as works in progress.
N = Number of years prescribed for completion of the works for which bids are invited. (18Months in case of this tender)
B = Value, at current price level, of existing commitments and ongoing works to be completed during next 2 years.
- 1.8. Even though, the Tenderer meets above qualifying criteria, he is subject to be disqualified if
- a) He has made untrue or false representations in the forms, statements, documents submitted in proof of qualification requirements and / or
- b) He has record of poor performance such as abandoning works, inordinate delays in completion, financial failures, history of disputes & litigations, not complying contract obligations properly.

2) One tender per Tenderer

- 2.1 Each Tenderer shall submit only one tender for the work. A Tenderer who submits or participates in more than one tender for the work, will cause all the tenders with his participation to be disqualified.

**3) Cost of tender**

- 3.1 The Tenderer shall bear all costs associated with the preparation and submission of his tender and the Corporation will in no case, be responsible and liable for those costs.

4) Site visit

- 4.1 The Tenderer is advised to visit and examine the sites of works and its surroundings and obtain for himself at his own responsibility and at his own risk, all information that may be necessary for preparing the tender and entering into a contract for construction of the works. The costs of visiting the site and collecting the necessary information shall be borne by the Tenderer. No extra claim will be entertained on this account.
- 4.2 The Tenderer is particularly advised to study the traffic volume on various roads where work is to be conducted and formulate his plans for conducting work without interruptions to the traffic. A Tenderer shall note that it is the responsibility to take various permissions from concern departments and prepare necessary traffic diversion plan and get it approved from the Pune Corporation and traffic police department for execution of the works.
- 4.3 The Tenderer shall particularly note that he has to make his own arrangements for temporary approaches to site and material stacking yards etc. at his own costs. Stocking the materials on existing road within rights of the way is not permissible.

5) Amendments to tender document

- 5.1 Before the last date of submission of the tenders, the Corporation may modify the tender document by issuing addenda. Any addendum thus issued shall be part of the tender documents and shall be communicated to all the purchasers of the tender. To give prospective bidders reasonable time to take an addendum into account in preparing their tenders, the Corporation shall extend as necessary the deadline for submission of tenders.

6) Validity of the tender

- 6.1 The offer of the Tenderer shall remain valid for 120 days from the last date of receipt of the tenders. It will remain valid thereafter also, unless it is specifically withdrawn in writing by the Tenderer.

7) Forfeiture / refund of EMD

- 7.1 The earnest money deposit of the Tenderer will be forfeited
- a) If the Tenderer withdraws or modifies his offer during validity period of the offer.
 - b) If the Tenderer does not accept the corrections in tender price made by the Corporation due to discrepancy / error in Tenderer's submission
 - c) In case of successful tenderer, if he fails within specified time limits, to furnish the required initial security deposit and/ or to sign the Agreement
- 7.2 The earnest money deposits of the unsuccessful Tenderer will be returned within 45 days after completion of validity period of offer.

8) Preparing the tender

- 8.1 All documents relating to the tender shall be in the English language. The tender &



the accompanying documents shall be typed / written indelible ink and shall be signed by the person / persons authorized to sign on behalf of Tenderer. All pages of the tender, where entries or amendments have been made, shall be initialed by the person / persons signing the tender.

- 8.2 The tender shall not contain alterations or additions, except those to comply with the instructions issued by the corporation or as necessary to correct the errors (refer para 9.0) made by the Tenderer. Such corrections shall be initialed by the person / persons signing the tender.

9) Tender evaluation

- 9.1 Information related to the examination, clarification, evaluation & comparison of tenders and recommendations for award of contract shall not be disclosed to the Tenderers or any other persons, not officially concerned with such process, until the award to the successful Tenderer is declared. Any effort by the Tenderer to influence the Corporation's processing of the tenders or award decisions, may result in rejection of his tender.

- 9.2 The tender shall be considered non-responsive and is liable to be rejected outright if;

- a) The Tender, in Original, is not submitted
- b) The specified Earnest Money in specified form is not paid
- c) The Tenderer proposes any conditions & alterations in the conditions of the tender.
- d) Any of the page of the tender is removed / replaced, modified or spoiled
- e) The offer in words and in figures is not filled in ink in appropriate place of Form B1.
- f) All corrections or additions or pasted slips are not initialed by the Tenderer.
- g) Any erasures are made in the tender documents.
- h) The Tenderer or in case of firm or company an authorized person does not sign the tender documents as required.

- 9.3 The tenders determined to be responsive will be checked by the Corporation for any arithmetic error. Where there is discrepancy, between the percentage and rates quoted in the tender in figures & words, the percentage and rates as stated in words will govern. The tender price worked out applying such percentage to cost put to tender (in schedule B) shall be considered binding upon the Tenderer. If the Tenderer does not accept the corrected tender price, his tender will be rejected and his EMD shall be forfeited in accordance with Para 7.0

- 9.4 To assist in the examination, evaluation and comparison of tenders, the Corporation at its discretion, may ask any tenderer for clarification regarding his tender, including breakup of his quoted rates. The request for clarification & Tenderer's response shall be in writing. No change in price or substance of the tender shall be sought, offered or permitted, except, as required to confirm the correction of any arithmetical error discovered by the Corporation, while evaluating the tenders.

- 9.5 If the tender of the successful Tenderer is seriously unbalanced in relation to



Engineer's estimate of cost of the tendered work, the corporation may require the Tenderer to produce detailed rate analysis for any or all items under the Schedule B, to demonstrate the consistency of quoted rates with the construction methods, market rates of the labour, materials and machinery / equipment's.

10) Award criteria

- 10.1 The Corporation shall award the contract to the successful Tenderer, whose bid has been determined to be substantially responsive to the tender document and who has offered the lowest evaluated tender price, provided further that the Tenderer is determined by the Corporation to be qualified to perform the contract satisfactorily.
- 10.2 In no case shall the contract be awarded to any Tenderer who does not meet the specified qualification criteria and whose available tender capacity calculated as per Clause 1.6 of ITT is less than the evaluated tender price, even if the said tender is lowest evaluated tender.

11) Corporation's right to reject any or all tenders

- 11.1 Notwithstanding the above Para, the Corporation reserves the right to accept or reject any tender, and to cancel the tendering process and reject all tenders, at any time prior to award of contract, without there by incurring any liability to the affected Tenderers or any obligation to inform the affected Tenderers of the grounds for the Corporation's action.

12) Notification of award and signing of Agreement

- 12.1 The Corporation will notify the successful Tenderer by registered letter (Hereinafter referred to as "Letter of intent") of his tender having been accepted & informing him for further necessary action on his part for deposition of initial security deposit within seven working days from the date of receipt of "letter of intent". The notification of the award will constitute formation of contract, subject only to furnishing of required initial Security Deposit by the Tenderer as per Conditions of Contract. The Tenderer whose tender is accepted, will have to enter into a regular Agreement of the type and in the format prescribed by Pune Municipal Corporation and abide by all the rules embodied therein.



13) Language of Correspondence

13.1 The language of correspondence for all the written communication with Corporation shall be English for this tender and for the Contract to be entered for this tender with selected Tenderer and for all further correspondence during the tenure of the Contract.

Contractor

hhanore
Superintending Engineer
Drainage Department
(Operation and Maintenance Division)
Pune Municipal Corporation
m *dh*



5. DATA SHEET

1. Name of Work:	NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN, AUNDH BASIN BAWDHAN – PASHAN BASIN, MANAGALWAR PETH BASIN, SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN, WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLETION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I
2. Value of work put to tender	Rs.53,31,94,479.00
3. Tender Number	As given in Tender Notice
4. Earnest Money Deposit	Rs.53,31,945.00
5. Sale of Tender Document	From 20/04/2016 To 09/05/2016
6. Pre Bid Meeting : Date and Time	11.00 AM hours on 4/05/2016
7. Venue OF Pre-bid Meeting	Wadke Hall, 3rd Floor, PMC Building Pune Municipal Corporation, Shivaji Nagar, Pune-411005
8. Tender Due on	up to 14.30 hours on 09/05/2016
9. Tender opening	15.00 hours on 10/05/2016 or later
10. Date of opening financial Bid	Qualified tenderers will be intimated about the date and time of opening.
11. The employer is	The Commissioner, Pune Municipal Corporation, Shivaji Nagar, Pune-411005
12. Start Date	7 days from issuing work order.
13. Intended completion dates for construction	18 Calendar months from the start date including monsoon period and 5 years O & M period thereafter.



<p>14. Mile stone dates</p> <p>1 Three months from the start date – 2 Nine months from the start date – 3 Fifteen months from the start date – 4 Eighteen months from the start date</p>	<p>Construction Mile stones:</p> <p>15% of physical progress of work. 50% of physical progress of work. 85% of physical progress of work. 100% of physical progress of work.</p>
<p>15. As constructed drawings</p>	<p>To be furnished by the contractor only after which the final certificate for construction and final bill for construction will be released.</p>
<p>16. Coordination with other works</p>	<p>The work should be carried out in complete co-ordination of other contractors carrying out other works in the basin as per the decision of Engineer-in-charge</p>
<p>17. Insurance</p>	<p>The insurance shall cover:</p> <ul style="list-style-type: none"> Works, plant and materials Loss or damage to equipment incl. vehicles Other property Personal injury Other people and or death for Contractor's employees Consequential damages, if any
<p>18. Defect Liability Period is</p>	<p>Defect liability period and O and M period will be the 5 years from date of completion.</p>
<p>19. Scope of work: (Not limited to)</p>	<ul style="list-style-type: none"> i. Providing and laying pipes of various dia. and construction of Open or Closed Drains, Drain Chambers etc. ii. Excavation and Refilling of Trenches, PCC, RCC work iii. Construction of cross-drainage works including supply of material, labour, all RCC and PCC work. iv. Nalla development works. v. Shifting of utilities such as water mains, sewer lines, power supply cables and telephone cables, if any vi. Desilting of drains, cleaning, repair and maintenance of the components of storm



	<p>water drainage system, including existing components of the storm water drainage system where necessary and as per the directions of Engineer –in –Charge.</p> <p>vii. Operation & Maintenance for 5 Years after completion of the works for Nalla Developments and Culverts considered under this contract.</p>
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All the drawings & design details are included in Volume III. The drawings are provided for tendering purpose only.

Contractor

Abhanat
Superintending Engineer
 Drainage Department
 (Operation and Maintenance Division)
 Pune Municipal Corporation



FORMATS FOR INFORMATION TO BE PROVIDED BY TENDERER

6. FORMATS FOR INFORMATION TO BE PROVIDED BY TENDERER

6.1 Form 1: General Information and Undertaking

- 1 General Information
- 2 Undertaking

1.	Name of Applicant Firm	
2.	Head office address	
3.	Telephone	Contact Person
4.	Fax	E-mail
5.	Place of incorporation/ registration	Year of incorporation / registration

Photographs of Partners, Managing Director

- a) I/We _____ agree that the decision of the Pune Municipal Corporation in pre-qualification/selection of applicants/contractor, phasing of work and in any other project related matter, will be final and binding the me/us.
- b) All the information and data furnished herewith and correct to my/our best of knowledge.
- c) I/We agree that we have no objection if inquiries are made about our works, its related areas and any other inquiry regarding all details, projects and works listed by us in the pre-qualification document at any state.

Signature of Authorized Signatory with Seal

**6.2 Form 1A: Structure and Organization**

1.	The applicant is a. An individual b. A proprietary firm c. A partnership firm d. A limited company or corporation e. Any other (please specify)	
2.	Attach the Organization Chart showing the structure of the Organization including the names of the owners/Directors and position of the officers.	
3.	No. of years of experience as firms shouldering major responsibility	
4.	No. of years the organization has been in business of similar work under its present name and style (as Contractor and/or as joint partner) Areas of business when the organization was established new areas of business added to the organization and the years when added. a. In Maharashtra State b. In Other states (Specify name of State)	
5.	Name of the projects wherein the organization was required to suspend the Contracted works for more than six months continuously after commencement. Please state the reasons therefore and the present status.	
6.	Name of the projects that the organization was required to abandon after award and the reasons therefore.	
7.	Areas of specialization and interest in civil engineering construction. Details of experience in modern concrete technology for execution and quality control.	
8.	Give details of your experience in Mechanized earthwork, major works with structural concreting for bridges, cross drainage works etc.	
9.	Highlight your experience in last 3 years in civil construction works (a) Completed Work (b) Work in Progress (c) Work Awarded recently and to be started	Rs. in lakhs:

Signature of Authorized Signatory with Seal

**6.3 Form 2: General Financial Record**

(Supported by Chartered Accountant's Certification)

The applicant is requested to supply information regarding the annual turnover of the contractor, in terms of the amounts billed to clients for each year for last three financial years of work in progress or completed.

Name of Applicant: _____

Summary of Assets and Liabilities for the basis of the audited financial statement on the last three financial years (Attach copies of the audited financial statements by Chartered Accountant of the last three financial years)

Annual Turnover Data (Construction only) – Amounts in Lakh Copy of Balance sheets for each year to be submitted

Sl.no.	Financial Year	Actual in the year	Multiplying factor	Evaluated turnover
1	2012-2013.			
2	2013-2014			
3	2014-2015			

Other Financial Information as on Year ending March 31, 2015

Sl. No.	Description	Amount in Rs. Lakh
A	Total Assets	
B	Current Assets	
C	Cash, temporary investments and current receivable	
D	Total Liabilities	
E	Current Liabilities	



Sl. No.	Description	Amount in Rs. Lakh
F	Net worth (A) – (D)	
G	Working Capital (B) + (C) – (E)	
H	Authorized Capital	
I	Capital issued and paid-up	
J	Current ratio (B) / (E)	
K	Acid Test Ratio (C) / (E)	
L	Total liability to net worth (D) / (F)	

Actual value of construction works, undertaken for each of the last three years, and projected for Current year (in Rupees Lakh) values here furnished shall be reflected in above statement 6.3 (Form 2)

Net Profit before tax	2014-15	2013-14	2012-2013
a) Current period.			
b) During the last financial year.			
c) During each of the Three previous financial years.			

The **Profit and Loss statements** have been certified by _____

- i. Applicant's financial arrangement
 - a) Own Resources:
 - b) Bank Credits:
 - c) Others (Specify):
- ii. Certificate of financial soundness from bankers of Applicants together with their full addresses :
- iii. Credit Facilities
 - a) Name / Address of Scheduled Bank provide Credit line:
 - b) Total amount of credit line (attach certificate from the Bank)
 - c) Solvency value: with name of Branch, issuer's name (certificate to be enclosed along with seal of Chartered Accountant):
- iv. Approximate value of works in hand :



v. Value of anticipated orders for next financial year

6.4 Form 3: Particular Experience Record

Name of Applicant Firm: _____

The applicant is requested to list all contracts undertaken during the last 7 years that are of similar nature and value as the contract for which the Applicant wishes to qualify. The information is to be summarized, using the format shown below, ensuring that the amounts and periods of contracts mentioned are consistent with those specified in the Qualifying Requirements specified in the Tender Document.

Use a separate sheet for each contract. Please enclose copies of Completion Certificates for all the contracts mentioned herein.

1.	Name of contract
2.	Name and address of Employer
3.	Scope of work :
4.	Details of Major Equipment deployed
5.	Contract role (check one) Sole contractor Partner in a Joint Venture
6.	Value of the Tender cost Value of contract cost:-Value of final contract cost :-Value of portion allotted to Applicant Firm:-
7.	Date of award
8.	Date of completion as per contract :-Actual date of completion :-
9.	Contract duration as per original contract :-(years and months) Final contract duration :-
10.	<ul style="list-style-type: none"> • All grade of Concreting works for drainage works :-Year wise break up • Procurement and laying of RCC pipelines of diameter > 600mm -. year wise and diameter wise break up
11.	Name and professional qualifications of applicant's project manager for the works
12.	Details of number of extensions granted with penalties/ without penalty, fines, stop-notices, compensations, liquidated damages imposed, if any.

Signature of Authorized Signatory with Seal –



6.5 Form 4: Current Contract Commitments /Works in Progress

Name of applicant firm: _____

The applicant is requested to provide information on the firm's current commitments under all contracts that have been awarded or for which a letter of intent and acceptance has been received, or for contracts approaching completion, but for which an unqualified, full completion certificate has yet to be issued.

Name of Contract	Name and address of the client	Brief scope	Date of award/ commencement	Contract value (Rs.)	Stipulated completion date	Percent completion achieved as on 31.03.16	Value of outstanding work (Rs.)	Estimated completion date
1.								
2.								
3.								
4.								
5.								
6.								

Signature of Authorized Signatory with Seal

**6.6 Form 5: Personnel Capability**

The applicant is requested to provide the names of at least two candidates qualifying the specific positions that according to the applicant are essential to contract implementation and for positions mentioned in the pre-qualification document.

Please supply the candidate data on separate sheets using the format of Form 5 (A)

Details of Personnel with the Applicant and Number Likely to be Made Available for the Work

Sl. No.	Minimum Key personnel for each package	Min. No. of Personnel	Qualifications	Particular Experience (minimum requirement)	No. of Personnel	
					Existing on Pay Roll/ years with Bidder	Shall be deployed from the existing for this project
1.	Project Manager cum Team Leader	1	B.E. Civil + 10 year exp.	5 years as Project Manager on Major Civil Construction works		
2	Project Engineer and (Planning and Monitoring)	1	BE Civil + 7 years exp.	3 years as Dy. Project Manager or Project Engineer on Major Civil Construction work.		
3.	Site Engineer (Civil Structural Works)	2	B.E. Civil + 5 years Exp.	3 years as Senior Engineer on Major Civil Construction work with experience on pipeline work		
4.	Site Engineer	4	DCE. + 5 years Exp. Or BE Civil + 3 years exp	3years on civil construction work with experience on pipeline work		



Sl. No.	Minimum Key personnel for each package	Min. No. of Personnel	Qualifications	Particular Experience (minimum requirement)	No. of Personnel	
					Existing on Pay Roll/ years with Bidder	Shall be deployed from the existing for this project
5.	Quality Assurance Engineer /Quality control Engineer	1	B.E. Civil + 5 years Exp. Or Dip. Civil + 10 years Exp	3 years on Structural Concreting, Road work and / or pipeline work		
6.	Survey Engineers	1	B.E. Civil + 5 years Exp. Or Dip. Civil + 8 years Exp	3 years as Surveyor on Highway/Bridge construction / pipeline work		
7.	Quantity Surveyors	1	B.E. Civil + 5 years Exp. Or Dip. Civil + 8 years Exp.	3 years as Quantity Survey on Highway/Bridge construction / pipeline work		

Signature of Authorized Signatory with Seal



6.7 Form – 5A: CV of Key Personnel

Position	Candidate	
Candidate information	1. Name of candidate	2. Date of birth
	3. Professional qualifications (Certificates to be enclosed)	
Present employment	4. Name of employer	
	Address of employer	
	Telephone	Contact (manager/personnel officer)
	Fax	E-mail
	Job title of candidate	Years with present Employer

Projects worked on:

Year from	Year to	Client name / Project Title/ Project Position / Relevant Experience
		Candidate shall describe his position on the team, roles and responsibilities in this position and the activities performed during the course of the project, for each project wherein he was involved in order from recent project to past projects

Notes:

1. It is necessary for each bidder to clearly identify the role of every key person for each of the major activity of the project.
2. Corporation shall assess the personnel capability of the bidder through information provided by the bidder in forms 5 and other information, as enclosed with the bid.

Signature of Authorized Signatory with Seal



6.8 Form 6: Equipment Capability

Name of Applicant Firm: _____

The applicant shall provide adequate information to demonstrate that the firm has the capability to meet the requirements for all items of equipment required for timely completion of the project.

List of Machinery and Equipment available for the Project

Sr. No.	Name of equipment	Nos	Capacity or type	Age	Condition	Ownership status		Current location		Current commitments	Remarks
						Presently owned					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
1.	Earth moving equipment										
2.	Equipment for hoisting and lifting										
3.	Equipment for concrete work										
4.	Equipment for transportation										
5.	Pneumatic equipment										
6.	Dewatering equipment										



Sr. No.	Name of equipment	Nos	Capacity or type	Age	Condition	Ownership status		Current location		Current commitments	Remarks
						Presently owned					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
7.	Power equipment										
8.	Survey Equipment: Total Stations and Auto-levels and accessories										
9.	Other Equipment (Laboratory and office)										

Note :

1. If owned attach Registration Book true copy.
2. If rented attach true copy of the agreement with the Party.
3. The applicant should own or have assured access through hire, lease, purchase agreements, availability of manufacturing capacity or other means to the key equipment in working order and must demonstrate, that based on the known commitments, the equipment will be available for use in the proposed contract.
4. The equipment shall include equipment for heavy engineering works including equipment for mass concreting, large excavation



with dewatering and earth moving considering completion of the project within stipulated time period.

5. Availability (either owned or leased/hired or procurement) of the following key and critical equipment for this work:

Sr.No.	Description	Quantity
a)	Excavator/loader with breaker	4 nos
b)	Fully automatic Concrete Batching Plant (Capacity-0.5 cum/batch)	1 no
c)	Concrete Transit mixers (Capacity 4/6 cum)	4nos
d)	Needle vibrators	8nos
e)	Diamond cutter	2 nos
f)	Tipper/Dumpers (Capacity-4/6 Cum)	8 nos
g)	Compressor with pneumatic rock cutting spades	1 set
h)	Laboratory for testing of materials (concrete and sand, aggregate, cement,bricksetc.)	1 no
i)	Air Compressor for cleaning	2 set
j)	Water Tankers	2 nos
k)	Concrete Mixers with weigh batch machine	2 nos



6. Corporation shall assess the equipment capability of the bidder through the information provided by the bidder in above form of the Tender Document and other information, as enclosed with the Tender.

Signature of the Contractor with full address

Place:

Date:

**6.9 Form 7: Financial Capability**

Name of the applicant firm: _____

The applicant should provide financial information to demonstrate that the firm meets the requirements stated in the pre-qualification document. If necessary, use separate sheets to provide complete banker information. Please attach a copy of the audited balance sheets/financial statements/tax returns of the last 3 YEARS ie from 2012-13 to 2014-15

Name of Banker	
Address of Banker	
Telephone	Contact Person's Name and Title
Fax	E-mail

All amounts are in Rs. Lakh

Financial Information	2012-2013	2013-2014	2014-2015	Next two years	
				2015-2016	2016-2017
	(3)	(4)	(5)	(6)	(7)
1. Total assets					
2. Current assets					
3. Total liabilities					
4. Current liabilities					
5. Profit before taxes					
6. Profit after taxes					
7. Net worth					
8. Working capital					

Please also specify proposed sources of financing to meet the cash flow demands of the project, net of current commitments specified in this document.



Source of financing	Amount
1.	
2.	

Signature of Authorized Signatory with date

**6.10 Form-8: Litigation History**

Name of the applicant firm: _____

The applicant shall provide information on any litigation or arbitration resulting from contracts executed in last five years and the contracts currently under execution.

Year	Award FOR or AGAINST the applicant	Name of client, cause of litigation, and matter in dispute	Disputed amount (current value) in Rs.	Actual awarded amount in Rs.

Please specify if the applicant firm has ever been blacklisted by any Government / semi-government organization. If so, provide details and present status.

Signature of Authorized Signatory**With date**

**6.11 Form 9: General Information**

Sl.No.	Particular	Details	
1.	Name /s of Firms with Address	Capacity of works Value in Rs Lakhs	Address and contact details of Authorized Representative of Firm/s and Client
	a)		
	b)		
	c)		
2.	Average Turnover (last3 years)		
4.	Bidding capacity in Rs. Lakh		
5.	Income Tax certificate (Yes / No)		
6.	Sales tax registration certificate (Yes/no)		
7.	PF registration certificate (Yes/No)		
8.	Undertaking (Yes/No)		
9.	Registration with and valid upto		
10.	Number of litigation cases		

Signature of Authorized Signatory with date

**6.12 Form 10: Approach and Methodology of Carrying out Works under the Contract****APPROACH AND METHODOLOGY FOR CARRYING OUT WORKS UNDER THE CONTRACT**

[The Tenderer shall describe in detail his approach and methodology for the work to be carried out within the prescribed time limit for construction. The Methodology shall be substantiated with methods to be adopted for cost control, a Proposed Work Programme, Contract Team Organization of key personnel and possible means for addressing the distress during the contract period]

Signature of Authorized Signatory with date

**6.13 PROFORMA OF BANK GUARANTEE FOR SECURITY DEPOSIT**

[ON STAMP PAPER OF REQUISITE VALUE]

To,

The Commissioner,
Pune Municipal Corporation,
Shivaji Nagar, Pune-411005.

1. In consideration of the **Pune Municipal Corporation, Pune** (hereinafter referred as "**PMC**" which expression shall include its legal representative, successors and assigns) having agreed under the terms and conditions of Contract No. ----- Dated ----- made between ----- (hereinafter called "the Contractor" which expression shall unless repugnant to the subject or context include his heirs, executors, administrators and assigns/its successors and assigns) and the **PMC** in connection with ----- (hereinafter called "the said Contract") to accept a Deed of Guarantee as herein provided for Rs. ----- (Rupees -----) from a Scheduled Bank in lieu of the Security Deposit to be made by the Contractor for the due fulfillment by the Contractor of the terms and conditions contained in the said Contract, we the ----- Bank constituted and established under the Banking Companies (acquisition and Transfer of Undertaking Act. 1970 (hereinafter referred to as "the said Bank" and having our Head Office at -----at the request of ----- (Contractor(s) do hereby undertake to pay to the **PMC** amount not exceeding Rs. ----- (Rupees -----) against any loss or damage caused to or suffered or would be caused to or suffered by the **PMC** by reason of any breach or breaches by the said Contractor(s) of any of the terms and conditions contained in the said Agreement, and to unconditionally pay the amount claimed by the **PMC** on demand and without demur to the extent expressed.
2. We, ----- do hereby undertake to pay (Indicate the name of bank) the amounts due and payable under this Guarantee without any demur, merely on a demand from the PMC stating that the amount claimed as due by way of loss or damage caused to or would be caused to or suffered by the PMC by reason of breach by the said Contractor(s) of any of the terms or conditions contained in the said Agreement or by reason of the Contractor's failure to perform the said Agreement. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. ----- (Rupees -----)
3. We, ----- further agree that (indicate the name of the bank) the PMC shall be the sole judge of and as to whether the Contractor has committed any breach or breaches of any of the terms and conditions of the said contract and the extent of loss, damage, costs, charges and expenses caused to or suffered by or that may be caused to or suffered by the PMC on account thereof and the decision of the PMC that the Contractor has committed such breach or breaches and as to the amount or amounts of loss, damage, costs, charges and expenses caused to or suffered by or they may be caused to or suffered by the PMC from time to time shall be final and binding on us."



4. We undertake to pay to the PMC any money so demanded notwithstanding any dispute or disputes raised by the Contractor(s) / Supplier(s) in any suit or proceedings pending before any Court or Tribunal relating thereto; our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Contractor(s)/Supplier(s) shall have no claim against us for making such payment.
5. We, ----- further agree that the (indicate the name of Bank) Guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said Agreement and that it shall continue to be enforceable till all the dues of the PMC under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till the PMC certifies that the terms and conditions of the said Agreement have been fully and properly carried out by the said Contractor(s) and accordingly discharge this Guarantee. Unless a demand or claim under this guarantee is made on us in writing on or before the ----- day of ----- we shall be discharged from all liability under this Guarantee thereafter.
6. We, ----- further agree with the PMC that the PMC shall have the fullest liberty without our consent and without affecting in any manner our obligations herein under to vary any of the terms and conditions of the said Agreement or to extend time of performance by the said contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by the PMC against the said Contractor(s) and to forbear or enforce any of the terms and conditions relating to the said Agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said Contractor(so or for any forbearance act or omission on the part of the PMC or any indulgence by the PMC to the said Contractor(s) or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provisions have effect of so relieving us.
7. This Guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor(s)/Supplier(s).
8. We, ----- lastly undertake not to revoke this Guarantee during its currency except with the previous consent of the PMC in writing.

Date the ----- day of -----2016 For and on behalf of the Bank

The above Guarantee is accepted by the **PMC**.

For and on behalf of the **PMC**

Name and Designation

Date: _____



7. FORM B – 1PERCENTAGE RATE TENDER AND CONTRACT FOR WORK

FORM B – 1(To form part of Envelope 2)

PERCENTAGE RATE TENDER AND CONTRACT FORWORK:

NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN , AUNDH BASIN BAWDHAN – PASHAN BASIN ,MANAGALWAR PETH BASIN , SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN , WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLITION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I

General Rules and Directions for the Guidance of Contractors.

1. All works proposed to be executed by Contract shall be notified in the form of invitation to tender pasted on a board hung up in the office of the Superintending Engineer, Drainage Department (O&M) and signed by the Superintending Engineer, Drainage Department (O&M). This form will state the work to be carried out as well as the date for submitting and opening tenders, and the time allowed for carrying out the work, also the amount of earnest money to be deposited with the tender, and the amount of the security deposit to be deposited by the successful Tenderer and the percentage, if any, to be deducted from bills. It will also state whether a refund of quarry fees, royalties, dues and ground rents will be granted. Copies of the specifications, designs and drawings, estimated rates, scheduled rates and any other documents required in connection with the work shall be signed by the Superintending Engineer, Drainage Department (O&M) for the purpose of identification and shall also be open for inspection by contractors at the office of the Superintending Engineer, Drainage Department (O&M) during office hours. Where the works are proposed to be executed according to the specifications recommended by a contractor and approved by a competent authority on behalf of the Corporation, such specifications with designs and drawings shall form part of the accepted *tender*.
2. In the event of the tender being submitted by a partnership firm, it must be signed separately by each partner thereof, and in the event of the absence of any partner, it shall be signed on his behalf by a person holding a power of attorney authorizing him to do so.
 - 2.(A)(i)The contractor shall pay along with the tender the sum of Rs.53,31,945.00 (Rs. Fifty Three LakhsThirty OneThousand Nine Hundred and Forty Fiveonly)as and by way of earnest money. The contractor may pay the said amount by forwarding along with the tender Demand Draft / Term Deposit Receipt valid for a period of 180 days of any Nationalized for the like amount in favour of the Commissioner, Pune Municipal Corporation, Pune. The said amount of earnest money shall not carry any interest what so ever.
 - (ii) In the event of his tender being accepted, subject to the provisions of sub-clause below, the said amount of earnest money shall be appropriated towards the amount of initial security deposit payable by him as per conditions of contract.
 - (iii) If, after submitting the tender, the Contractor withdraws his offer, or modifies the same, or if after the acceptance of his tender, the Contractor fails or neglects to



furnish the balance of security deposit, without prejudice to any other rights and powers of the Corporation, hereunder, or in law, the Corporation shall be entitled to forfeit the full amount of the earnest money deposited by him.

- (iv) In the event of his tender not being accepted, the amount of earnest money deposited by the Contractor shall, unless it is prior thereto, forfeited under the provisions of sub-clause (iii) above, be refunded to him on his passing receipt thereof.
3. Receipts for payments made on account of work, when executed by a firm, must also be signed by all the partners, except where the Contractors have described otherwise in their tender as a firm, in which case the receipt shall be signed in the name of the firm by one of the partners, or by some other person having authority to give effectual receipts for the firm.
 4. Any person who submits a tender shall fill up usual printed form of contract, stating at what percentage above or below the rates specified in Schedule 'B' (Memorandum showing items of work to be carried out), he is willing to undertake the work. The percentage shall be stated only in the form of contract below the title "Tender for works" at the space provided there for. Only one percentage rate on all the rates included in Schedule B shall be named. Tenders, that propose any alteration in the works specified in the same form of invitation to tender, or in the time allowed for carrying out the work, or which contain any other conditions of any sort, will be liable for rejection. No printed form of tender shall include a tender for more than one work, but if contractors who wish to tender two or more-works, they shall purchase separate and submit a separate tender for each work. Tender shall have the title and tender number of the work to which they refer, written outside the envelope.
 5. The Commissioner or his duly authorized Assistant shall open tenders in the presence of contractors who have submitted tenders or their representatives who may be present at the time and he will enter the amounts of the several tenders in a comparative statement' in a suitable form. In the event of a tender being accepted, the contractor shall for the purpose of identification, sign copies of the specifications and other documents mentioned in rule 1. In the event of tender being rejected the Superintending Engineer, Drainage Department (O&M) shall authorize the Pune Municipal Corporation officer concerned to refund the amount, of the earnest money deposited, to the contractor marking the tender, on his giving a receipt for the return of the money.
 1. The officer competent to dispose off the tenders shall have the right of rejecting all or any of the tenders without assigning any reason.
 2. No receipt for any payment alleged to have been made by a contractor in regard to any matter relating to this tender or the Contract shall be valid & binding on Corporation unless it is signed by the appropriate Officer of Pune Municipal Corporation.
 3. Not Used.
 4. All work shall be measured net by standard measure and according to the rules and customs of the Corporation without reference to any local custom.
 5. Under no circumstances shall any contractor be entitled to claim enhanced rates for items in this Contract.



6. All corrections and additions or pasted slips should be signed.
7. The measurements of work will be taken according to usual methods in use in the Public Works Department and / or Maharashtra JeevanPradhikaran and no proposals to adopt alternative methods will be accepted. The decision of the Superintending Engineer, Drainage Department (O&M) as to what is the method to be used in the Corporation, will be final.
8. Every Tenderer shall furnish along with the tender, information regarding the Income-Tax Circle or Ward of the District in which he is assessed to income-tax, the reference to the number of the assessment & the assessment year, and previous Income Tax Clearance Certificate.
9. No foreign exchange would be released by the Corporation for the purchase of plant and machinery required for the execution of the work contracted for.
10. The contractors will have to construct shed / godowns for storing controlled and valuable materials issued to him or purchased by him if any at work site having double locking arrangement. The materials will be taken for use in the presence of the department person. No materials will be allowed to be removed from the site of works without prior intimation to the representative of the Engineer.
11. The tendering contractor shall furnish a declaration along with the tender showing all works for which he has already entered into contract and the value of the work that remains to be executed in each case on the date of submitting the tender (with a copy of Certificate from the Head of the office concerned duly attested from gazette officer).
12. The Contractor shall also give a list of machinery in their possession and which they propose to use on the work in the form of statement as prescribed in this tender.
13. Successful Tenderer will have to produce to the satisfaction of the accepting authority, a valid and current license issued in his favour under the provision of Contract Labour Regulation and Abolition Act 1973 before starting work, failing which acceptance of the tender will be liable for withdrawal and earnest money will be forfeited to Corporation.
14. The contractor shall comply with the provision of the Apprentices Act 1961 and the rules and orders issued there under from time to time. If he fails to do so, his failure will be a breach of the contract and the Superintending Engineer, Drainage Department (O&M), may in his discretion cancel the contract. The Contractor shall also be liable for pecuniary liability arising on account of any violation by him of the provisions of the Act.
15. If the accepted offer of the selected tenderer is less than the estimated cost put to tender then the total and full amount of difference between less quoted tendered cost (A) and 10% below the estimated cost will have to be paid by the successful tenderer in the shape of C.D.R. issued from Nationalized Bank or in the form as directed by Commissioner, Pune Municipal Corporation, in favour of "Commissioner, Pune Municipal Corporation" along with Security Deposit.

**14. FINANCIAL PROPOSAL FORMAT****(To be printed on letterhead of the firm and submitted in Envelope -2)**

I/We hereby tender for the execution, for the Pune Municipal Corporation (here-in before and here-in after referred to as "Corporation") of the work specified in the underwritten memorandum within the time specified in such memorandum at the rates stated here under in accordance in all respects with the specifications, designs, drawings, and instructions in writing referred to in **Rule 1 hereof and in Clause 13** of the Additional Special Conditions of Contract and agree that when materials for the work are provided by the Corporation, such materials and the rates to be paid for them shall be as provided in Schedule 'A' hereto.

Tenderer's Offer

I / We agree to carry out the work

At ----- Percent (*in words ----- percent*) below / above the estimated rates entered in Schedule B (Memorandum showing items of work to be carried out)

Memorandum

1. General Description
2. NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN, AUNDH BASIN BAWDHAN – PASHAN BASIN ,MANAGALWAR PETH BASIN , SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN , WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLETION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I
3. The work comprises of:
 - a) Road side storm water drains (RCC pipes & RCC boxes)
 - b) Cross drainage works across nallas.
 - c) Nalla development works
 - d) Operation and Maintenance for five Years of Nalla Development and Culvert works considered in this contract.

Note: Contractor shall carry out necessary detailed surveys for aligning the structures prior to Construction.

4	Estimated Cost	Rs .53,31,94,479.00
5	Earnest Money	Rs.53,31,945.00
6	Total Security Deposit	Rs.2,66,59,725.00
	a. Initial Security Deposit	Rs. 53,31,945.00
	b. To be deducted from Running Bills	Rs. 2,13,27,780.00
	Percentage to be deducted from bills so as to make up the total amount required as security deposit	4% (Four Percent)
7	Time allowed for completion of the work from date of written order to commence	18 (Eighteen months) Calendar months including monsoon for completion of construction works and 5 years O & M period thereafter



8. I / We agree that the offer shall remain open for acceptance for a minimum period of 120 days from the date fixed for opening the same & thereafter until it is withdrawn by me/us by notice in writing duly addressed to the authority opening the tenders and sent by registered post A. D. or otherwise delivered at the office of such authority.

Term Deposit Receipt / DD No -----dated ----- in respect of the sum of Rs.------(Rupees -----only) representing the earnest money is herewith forwarded. The amount of earnest money shall not bear interest and shall be liable to be forfeited to the Corporation should I/We fail to (i) abide by the stipulation to keep the offer open for the period mentioned above or (ii) sign and complete the contract documents as required by the Engineer and furnish the security deposit as specified in item (d) of the memorandum contained in paragraph 1 above within the time limit laid down in clause (1) of the annexed Conditions of Contract. The amount of earnest money may be adjusted towards the security deposit or refunded to me/us if so desired by me /us in writing, unless the same or any part thereof has been forfeited as aforesaid.

9. Should this tender be accepted I/We hereby agree to abide by and fulfill all the terms and provisions of the conditions of contract annexed hereto so far as applicable and in default thereof to forfeit and pay to Corporation, the sums of money mentioned in the said conditions.

Contractor's Signature *

Dated the ---- day of -----2016

Name & Address:

* The Contractor to sign before tender submission.

Signature of Witness (in token of being witness to the contractor's signature)

Signature	Name	Designation & Address



1279

Storm Water Management Project for Pune City

Pune Municipal Corporation

Tender Document Vol - I

The above tender is hereby accepted by me for and on behalf of the Pune Municipal Corporation.

Competent Officer or his duly
Authorized Assistant

Dated the ____ day of _____, 2016

Contractor

M. Mahamune
Superintending Engineer
 Drainage Department
 (Operation and Maintenance Division)
Pune Municipal Corporation

WSP *dh* *al*

Contractor

No of Corrections

Superintending Engineer
Drainage Department (O&M division)
Pune Municipal Corporation
Page 54 of 146



Pune Municipal Corporation
DRAINAGE DEPARTMENT – OPERATION & MAINTENANCE

8. GENERAL CONDITIONS OF CONTRACT

Tender Document – Volume I NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN, AUNDH BASIN BAWDHAN – PASHAN BASIN ,MANAGALWAR PETH BASIN , SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN , WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLETION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I

GENERAL CONDITIONS OF CONTRACT

1. Definitions

Unless excluded by or repugnant to the context, the following definitions shall apply. Where the context so requires, word importing the singular number & masculine gender shall also mean the plural number and feminine gender & vice a versa.



- 1.1. *Owner / Employer:* The Owner / Employer is the party who will employ the Contractor to carry out the Works. The term Owner / Employer in the context of this project means Pune Municipal Corporation represented by the Commissioner, Pune Municipal Corporation or any officer as authorized by the Commissioner.
- 1.2. *The Corporation:* The Corporation means Pune Municipal Corporation.
- 1.3. *The Commissioner:* The Commissioner means the Commissioner of Pune Municipal Corporation, Pune.
- 1.4. *The SE :*SE means the Superintending Engineer, Drainage Department (O&M) of Pune Municipal Corporation, Pune.
- 1.5. *The Engineer:* The term Engineer in Charge or the Engineer shall mean the Engineer appointed by the Owner to undertake the duties & powers assigned to the Engineer by these specifications, acting directly or through authorized representatives. The term Engineer is referred to throughout the contract as if singular in number & masculine in gender, and means the Engineer or his authorized representative, including the Engineer's peers, subordinates, agents & consultants.

For the purpose of the tender, the term "Engineer in Charge" shall mean "Executive Engineer" as of Pune Municipal Corporation.

- 1.6. *Engineer's Representative:* Engineer's representative means any Engineer or assistant to the Engineer or Engineer representing Project Management Consultant (PMC) appointed by the Corporation or the Engineer to perform the duties set forth in the related article of GCC. Project
- 1.7. *Contractor:* The Contractor shall mean the individual or firm or company whether incorporated or not, undertaking the work and shall include legal representative of such an individual or persons comprising such firms or company as the case may be and successors and assignees of such individual or firm or company.
- 1.8 *The Contract:* The Contract shall mean the agreement entered into between the Corporation and the Contractor as recorded in the contract form signed by the parties & shall include all attachments, the notice of tender, the tender documents including all instructions to Tenderers, general & special conditions, specifications, designs, drawings, price schedule / bill of quantities and schedule of rates, together with the minutes of Pre-bid meeting, any correspondence between the parties till acceptance of tender, acceptance of the tender along with the documents referred to therein. All these documents taken together shall be deemed to form one contract and shall be complementary to one another. Contract is deed of contract together with its entire accompaniment and those later incorporated in it by mutual consent.
- 1.9 *The Contract time or Time of completion:* The "Contract time" or "Time of completion" means period specified in the tender document for completion of entire execution of contracted works from the date of notification of award including monsoon period.



- 1.10 *A month / A week:* A month shall mean a calendar month; A week shall mean seven consecutive days without regard to the number of hours worked in any day in that week.
- 1.11 *Site:* Site means the land / or other places on, in to or through which the work is to be executed under the Contract or any other lands or places as may be allotted or used for the purpose of carrying out the Contract or the places which may specifically designated in the Contract as forming part of the site.
- 1.12 *Works:* The expression work or works, unless it is repugnant to either the subject or the context, shall be taken to mean what the Contract requires the Contractor to construct, provide, supply and install under the Contract and hand over to the Employer and repair & maintain throughout till completion of the Defects Liability Period.
- 1.13 *Temporary Works:* Temporary works shall mean the works needed for construction & installation of the Works including incidental job works under the Contract required to be designed, constructed, installed and removed by the Contractor to the satisfaction of the Engineer.
- 1.14 *Urgent works:* Urgent works shall mean any measures which in the opinion of the Engineer in charge become necessary during the progress of the work to obviate any risk or accident, loss of utilities or failure which become necessary for the security of the work or the persons working there in.
- 1.15 *Drawing:* Drawing means all drawings referred to in the tender document and any modifications of such drawings approved in writing by the Engineer, calculations & technical information of a like nature provided by the Engineer to the Contractor under the Contract and all drawings, calculations, samples, patterns, models, O&M manuals & other technical information of like nature submitted by the Contractor & approved by the Engineer.
- 1.16 *Schedule of rates:* Where there is any mention of schedule of rates or simply DSR or schedule of rates in the tender, it will be taken to mean as 'The Schedule of rates of Pune Municipal Corporation, if not then that of Public Works division under Pune Circle./ Maharashtra Jeevan Pradhikaran Pune Circle.
- 1.17 *Defect.* A defect is any part of the works not completed in accordance with the Contract.
- 1.18 *Variation:* A variation is an instruction given by the Engineer, which varies the work.
- 1.19 *Acceptance date:* Acceptance date is the date when contract came into existence upon receipt by the Contractor of the Letter of Acceptance issued by the Employer.
- 1.20 *The Completion Date:* The Completion Date is the date when the Engineer in charge notifies that the Works can be used by the Employer.



- 1.21 *Contract Price:* The Contract Price is the price stated in the Letter of Acceptance and thereafter as adjusted in accordance with the provisions of the contract.
- 1.22 *Equipment:* Equipment is the Contractor's machinery, Plant and vehicles brought temporarily to the site to construct the Works or those that shall be handed over by Contractor to the Employer's representative/s on completion as stipulated in the Contract.
- 1.23 *Intended Completion Date:* Intended Completion Date is the date on which it is intended that the Contractor shall complete the Works. The Intended Completion Date shall be as specified in the Contract Data and / or as shall be in Contractor's Work Programmed. The Intended Completion Date may be revised only by the Engineer in charge by issuing the extension of time.

2. Location

- 2.1 The work comprises of storm water management works, located mostly in Pune City (of the 11 drainage basins, demarcated for Storm Water Management Project for Pune city.) The work comprises of laying of road side storm water drains, development of nallas and construction of CD works across the nallas in Pune City. The work locations are scattered along the roads and nallas spread over the entire area of Pune City, However if felt necessary, the contractor will have to take up work outside of the basin area as instructed by Engineer in charge.

Name of Basins in which contractor has to performed the above stated works.

1. Kothrud Basin – B
2. Waraje Basin – C
3. Shivaji Nagar Basin – D
4. Aundh Basin – E
5. Bawdhan – Pashan Basin – F
6. ManagalwarPeth Basin – R
7. ShaniwarPeth Basin – S
8. Dattawadi Basin – T
9. Hingane Basin – U
10. Wadgaon Basin – V
11. Dhayari Basin - W

3. Scope Of Work

- 3.1 The work envisages five types of sub works

a) Working survey

The working survey covers topographical alignment survey for road side storm water drains and nalla development works. It shall cover road side drains, Nallas



and CD works. The survey shall cover establishing good control points both horizontally and vertically. All surveys to be linked to GTS benchmarks through temporary benchmarks established for the purpose.

b) Road side storm water drains:

It includes providing & laying road side RCC piped drains / RCC rectangular box type drains or road side precast gutters along the roads with required inlet arrangements for collection & conveyance of the storm water to the natural water courses. The length of RCC roadside drains (diameters ranging from 600 mm to 1600 mm & box type drains) is approx. 14.20 km

c) Cross drainage (CD) works across the nallas:

It includes construction of CD works at new locations or the CD works with enhanced capacity in replacement of existing CD works. The CD works are either box culverts or slab culverts to be constructed in RCC as per Govt of Maharashtra Public Works Department's type designs. The estimated numbers of box type & slab type CD works is 14 and the number of existing CD works proposed for under this contract modifications is 6. The work also includes minor repairs like replacement of railings, pointing to the masonry structures and reinstatement of the excavated roads etc as required.

d) Nalla development works:

It includes improving the cross section of Nallas through desilting, dressing of slopes and bed or construction of RCC sidewalls as per requirements, necessary drop arrangements. Where Nalla width available exceeds the construction width, the area on nalla bank shall be developed. The total nalla length is approximately 7.00 km.

e) De-silting, cleaning, maintenance & repairs of works

The scope of work includes dismantling, relocation, and removal of existing structures and utilities such as cables, street light poles, water & sewer mains and relaying as required, reinstatement of roads as per requirements of the work in conformity with detailed specifications.

f) Cleaning, maintenance & repairs of works for five years after completion of the works.

This includes exclusive repairs and maintenance of all components of the Nalla Development and Culverts works 500 m each from upstream and downstream side constructed as well as those under construction to ensure the seamless operation of the system. The activities shall be aimed at ensuring the structural and functional



safety of the system components at peak discharge and loading conditions. Any obstructions caused by debris, floating matter, or any other objects flowing through the nallas and drains shall be removed promptly. This shall be backed up by periodical checkup to the satisfaction of Engineer in charge. For the storm water drains executed under this contract, cleaning, maintenance and repairs shall be by the Contractor. The water way kept free of any obstacle. It is essential to ensure that there is no water logging at any point of time whatsoever.

4. Acquaintance with Work Conditions

4.1 The Contractor shall study the site and general conditions in respect of approach, labour, climate, electric supply, water levels, foundation conditions & data included in tender papers, get it verified by actual inspection of site before submitting the tender. He shall make his own assessment about risks and contingencies, which may affect the work. In case there is some doubt about description of any of the items or data included in the tender or otherwise, it shall be got clarified in pre - tender conference or by other suitable means, Once the tender is submitted, it shall be concluded that the Contractor has verified and made himself conversant with all the details required for completing the work as per tender conditions & specifications.

5. Specifications

- 5.1 The wording of items in Schedule-B shall be taken as guidelines for general provisions and coverage under the item. Keeping in view the nature of the work as described above, the standard specifications for various required items have been documented under the title "Standard Specifications for Storm Water Drainage Project Works". The document forms Volume-II of the tender document. "Item wise specifications" in Part-B of Volume-I of the tender document, read with the applicable Standard specification cited therein against each individual item, shall apply to the items in the tender.
- 5.2 In addition, the specifications contained in the sections of Standard Specification Volume-II (Basic materials, General items, CD works, Road works) and Volume II (Building works) published by Government of Maharashtra, Public Works Department shall apply, as relevant to every individual item. Particularly in case of the bituminous roads & CD works, the "Specifications for Road and Bridge works" published by Ministry of Road Transport & Highways (MoRT&H), Govt of India, as may be relevant, shall also apply.
- 5.3 The Codes of practice published by Bureau of Indian Standards as available up to date shall apply in addition to above specifications as supplementary ones. The materials required for various items shall conform to I.S. codes, wherever available. The latest edition of I.S. codes shall be applicable.
- 5.4 In addition to above, the instructions / precautions given by the manufactures for



installation & commissioning shall also apply.

- 5.5 In case of any contradiction in various provisions mentioned above, the ruling of the Engineer shall be final, conclusive & binding upon the Contractor.

6. Water

The Contractor shall make his own arrangements at his own cost to procure water required for drinking purposes for his labour, staff and construction work.

7. Electricity

- 7.1 The Contractor shall make his own arrangements for procuring and availing electricity for his use during construction of work, He shall be entirely responsible for getting connection from MSEB & making the required installations to the approval of MSEB and/ or competent PWD authority. All the expenses including the recurring expenses of electricity bills shall be borne by the Contractor.

8. Line Out

8.1 The Contractor shall obtain all details and dimensions of excavation required for various components before giving lineout. The Contractor shall arrange to carry out the line out of works using own resources and shall be responsible for accuracy of it. He shall employ the qualified Engineer for this purpose as well as for supervision of work. The Contractor shall construct required masonry and concrete pillars & bench marks for marking of proper lines and levels of the work with required precision and establish alignments , locations and levels of various components of work such as nalla development works, storm water pipelines / boxes, piers, abutments and boxes of CD works etc. as per the working drawings .The Contractor shall provide all materials, survey instruments for Pune Municipal Corporation SWD works with required precision, labour& assistance for checking and verification of layout by the Engineer.

9. Programme, Progress Schedule And Personnel

- 9.1 On award of work, the Contractor shall get thoroughly acquainted with the work & site conditions, position of availability of land for the work and also understand the priorities of the Corporation through Consultation with the Engineer & his staff. Based on thorough understanding of the work conditions and resources which he proposes to deploy for the work, the Contractor within a fortnight from date of notice to proceed with work, shall submit to the Engineer for approval his detailed physical programme of works including a version in network chart format form indicating the date that each component or module of the works will be started and completed including, where applicable the continuance of operations and indicating a schedule of the required submissions including drawings, samples, lists of



materials and equipment, equipment data and instruction manuals. The corresponding programme in financial terms shall also accompany. The programme shall be prepared using project management software like Primavera / MS Project & shall indicate critical activities and phase wise deployment of resources such as men, plant and machinery; cash flow etc. for a activities as shall be directed by the engineer. The programme and time schedule shall conform to the work and the contract time, and shall be subject to such revisions the Engineer may require for his approval.

- 9.2 In case the Contractor fails to submit the programme within the stipulated time line, the Engineer in Charge shall unilaterally prepare & approve a programme, which shall be binding on the Contractor. The programme & the time schedule approved by the engineer, whether based on the Contractor's submission or otherwise, shall form the basis of reckoning the progress of the work as per relevant clauses of Contract. Failure to comply with the programme and time schedule shall be treated as delay on part of the Contractor and shall make him liable for paying compensation to PMC.
- 9.3 On principle approval to the programme by the Engineer, the Contractor shall submit to the Engineer-in-charge his sub work wise detailed monthly programme, within a week of submission of preliminary programme but not later than one month of issue of the work order to the contractor, using latest project management software & taking into account Pune Municipal Corporation SWD works in the Basin, resource allocations along with a month wise schedule of the required submissions mentioned above. Contractor shall submit his sub work wise detailed quarterly programme for every quarter one week or before commencement of each quarter.
- 9.4 Each up dated and revised schedule shall be submitted to the Corporation for approval and shall be subject to such revisions as the Engineer may require for his approval.
- 9.5 The Contractor vis-à-vis programme, shall submit the progress report every month. In case there is shortfall in the progress compared to the stipulated progress, Contractor shall also report about the remedial measures like extra resources input, he proposes to take to speed up the work to achieve the targeted progress.
- 9.6 In some stretches the contractor may have to come up with some kind of hindrance in execution of works on certain counts e.g. relocation utilities. The contractor shall give due consideration to this aspect while evolving the construction schedule. Pune Municipal Corporation will provide assistance to the extent possible in addressing the hindrances attributable to PMC. However the responsibility of engaging the appropriate sub agencies and obtaining clearances of the concern Department shall rest with the contractor. The contract period shall not extend on this count since the time for completion of these activities shall be part and parcel of



the contract period. The expenditure incurred by the contractor on these items shall be reimbursed on the basis of actual expenditure subject to limitation of cost worked out on the basis of rate analysis done using the current PMC DSR. Prior approval of the Engineer shall be necessary for taking up such works.

- 9.7 The Contractor is to employ either the key personnel named in the schedule of Key Personnel to carry out the functions stated in the Schedule of other personnel approved by the Engineer in charge. The Engineer in charge will approve proposed replacement key personnel only if their qualifications, abilities and relevant experience are equal or better than those of the personnel listed in the Schedule.
- 9.8 If the Engineer in charge asks the Contractor to remove a person who is a member of his staff or his work force and states his reasons the Contractor is to ensure that the person leaves the Site within seven days and has no further connection with the work in the Contract.
- 9.9 When the Engineer in charge wants the Contractor to take up in order to finish certain work before the intended completion date, the Engineer in charge or his authorized representative inform the Contractor in writing and Contractor inter alia will take up the work suomoto giving priority to the work for achieving the prioritized work. The Intended Completion Date shall be suitably adjusted mutually and confirmed by the Employer and the Contractor prior to taking up the intended work.
- 9.10 Cash flow Forecasts: When the program is updated the Contractor shall provide the Engineer with an updated cash flow forecast.

10. Extension of Time Limit

- 10.1 The time allowed for carrying out the work shall be strictly observed by the contractor and shall be deemed to be of essence. The contractor will be allowed to enter the site on the date of commencement and he shall forthwith begin the work.
- 10.2 The contractor agrees that the work shall be commenced and carried on at such points and in order of precedence and at such times and seasons as may be directed by the engineer in charge in accordance with the schedule of completion of work. The contractor shall familiarize himself with the site and rights of way, local conditions and with all the circumstances which may or are likely to affect the performance and completion of work and he shall account for such conditions. The progress of work shall be checked at regular monthly intervals and the percentage progress shall be commensurate with the time elapsed.
- 10.3 If the Contractor desires extension of time for completion of work on the grounds of hindrance or any other ground. He shall apply in writing to the engineer within 7 days of the date of hindrance. The application shall contain documentation for proof and justification of extension. Contractor shall be



responsible for the consequences arising out of such extension.

10.4 No necessity for an extension of time is anticipated but if untoward or extraordinary circumstances should arise beyond the control of the contractor, which in the opinion of the engineer/employer should entitle the contractor to a reasonable extension of time, such extension may be granted but will not release the contractor from any of his obligations. For the purpose of this clause, untoward or extraordinary circumstances are defined separately in this section. Under such circumstances only, extension of time may be granted but the contractor shall not be entitled to any additional compensation. In case of strike or lockout, the contractor shall, as soon as possible, give written notice to the engineer/employer, but the contractor shall constantly endeavor to prevent delay and do all that may reasonably be required to proceed with the work.

10.5 The engineer/employer shall have the right of discontinuance of the work, in whole or in part, for such time as may be necessary, if external conditions make it desirable to do so, in order that the works shall be well and properly executed. In such cases, the contractor shall have no claim for idle time, etc. However, the engineer may grant extension of reasonable time for completion of contract in such cases.

10.6 Liquidated damage for delay

i) In the event of the contractor failing to comply with the approved time schedule, he shall be liable to pay as damages an amount as indicated in Schedule of Liquidated Damages As per PMC Norms.

ii) The employer may without prejudice to any other method of recovery, deduct the amount of such damages from any money due to the Contractor. In the event of extension of time being granted by engineer/employer in writing, such damages will become applicable after expiry of such extended period.

iii) All sums payable by way of liquidated damages, shall be considered as reasonable compensation to be applied to the use of the employer without reference to the actual loss or damage sustained.

11. Intent And Interpretation Of Contract Documents

11.1 The drawings, specification and conditions contained in contract document are complimentary and what is called for by one is, as binding as if called for by all. The Contractor shall provide any work that may be reasonably inferred from the drawings or specifications as being required to produce the intended result; whether or not it is specifically called for. The Contractor shall furnish and pay for all labour, supervision, materials, equipment, transportation, construction equipment, machinery, tools, appliances, water, fuel, power, energy, light, heat utilities, telephone and communications, temporary and sanitary facilities, storage,



protection, safety provisions and all other facilities, services and incidentals of any nature whatsoever necessary for the satisfactory and acceptable execution, testing, initial operations and completion of the work in accordance with contract documents, ready for use, occupancy or operations by the Owner. The cost of all these works shall be deemed to be included in the tendered cost and no separate payment shall be admissible therefor.

- 11.2 **Drawings** included herein this tender are for tendering purpose only & shall not be used as construction drawings. Joint measurement record with Engineer's representative of all site survey data, other technical data along the stretch under scope of work in method like L section, cross section in details shall to be submitted to the Engineer's representative, Upon which the working drawings for execution will be supplied by the Engineer-in-charge in duplicate progressively The Contractor shall keep approved set of drawings at site of work and copies of the approved drawings shall be made available to Engineer or his representative for verification etc. Figured dimensions on drawings shall govern over scale dimensions, and detailed drawings shall govern over general drawings. The programme of obtaining the working drawings to take up the construction works at site shall be rests with Contractor and any delay in submission as said above & obtaining the further site data as directed by Engineer's representative shall not accept and not considered for any time extension & any claim. So Contractor has to give utmost important to this activity to complete by deploying all staff in full strength in timed & target manner to make avail the proper drawings to site. Engineer' representative has to complete this job in phased manner without any obligations.

Signed drawings alone shall not be deemed to be in order for work, unless it is entered in the agreement or schedule of drawings under proper attestation of the Contractor and the Engineer or unless it has been sent to the Contractor by the Engineer with a covering letter confirming that the drawing is an authority for work in the contract.

- 11.3 **Interpretations:** Written clarifications or interpretations necessary for the proper execution or progress of the work, in the form of drawings or otherwise will be issued with reasonable promptness by the Engineer and in accordance with any schedule agreed upon. Such clarifications or interpretations shall be consistent with or reasonably inferable from the intent of the contract documents and shall become a part thereof. Where there is a discrepancy between the drawings and the specifications, Contractor shall obtain the Engineer's interpretation, which shall be binding on the Contractor.

- 11.4 **Technical words:** Work, materials or equipment described in words, which so applied, have a well-known trade or technical meaning. The content shall be deemed to refer to such recognized meanings.

12. Lands, Conditions And Layout



12.1 Land and right-of-way: The Corporation will furnish and pay for the land, easements and rights of way for the Contract works. The Corporation has no land available to spare to the Contractor for his campsite. The Contractor has to make his own arrangements in this behalf. The Contractor shall, therefore, obtain consents from the property owners. Make all necessary arrangements, and pay all costs for additional land areas or access, if any required by him outside the limits of the land, easements and rights of way furnished by Owner, without liability to owner. If Engineer has provided the land on request of contractor, the costs towards rent/ lease shall be borne by contractor as per PMC rules. No extra time will be granted to contract period due to delays of whatsoever manner. **Subsurface Conditions:** Contractor shall satisfy himself about strata conditions before submission of detailed proposal and methodology of construction.

12.2 Laying out the work

a) **Surveys & measurements:** Immediately on award of work, the Contractor shall take up working surveys for various parts of the works consistent with priority & the programme approved by the Engineer in consultation with the Engineer and his concerned representatives. In consultation with the Engineer, the Contractor will initially, establish a network of temporary bench marks as required for completing working survey along nallas and roads in the area, where the work is to be conducted; by connecting the same to a permanent bench marks of known value. The benchmarks so established will be properly protected for reference all throughout the construction period up to the completion of work. The L-sections & cross sections of the nalla and the L sections (topographical survey) along storm water drain alignment shall be surveyed & plotted at the required intervals as required for framing the working drawings and as directed by the Engineer. On completion of working survey in particular part, the same shall be plotted & computerized.

Contractor shall carry out the survey work in presence of the representative of the Engineer-in-charge and submit "Good for Construction" drawings to Engineer-in-charge for approval duly showing the components to be constructed on the drawings with all OGLs, Existing Road Levels, Nalla Bed levels and other survey data pertaining to the proposed structures and sites duly shown.

b) **Survey Programme and Output:**

The Contractor has to give utmost important to this activity and complete it by deploying adequate resources in a scheduled manner so that the drawings are made available in a synchronized manner.

The Contractor shall carefully preserve all surveys as also setting out stakes, reference points, bench marks, and monuments, Should any stakes, points or benches be removed or destroyed by any act of the Contractor or his employees, they may be reset at the Contractor's expense. The Contractor shall



provide all the Engineers, Surveyors, labour, materials and survey instruments required for the working survey. The contractor will use Total Station for survey work. The Contractor shall be responsible for the accuracy of the survey.

- c) **Contractor's verification** wherein the working drawings, levels have been shown or referred to, they are with reference to the arbitrary benchmarks established by the surveyor whose services were hired by the Corporation. The Contractor will establish at the work site a substantial number of bench marks as required for proper conductance of work duly connecting the same to Corporation's permanent bench mark of known value. The bench mark so established will be properly protected all throughout the construction period up to the completion of work, The Contractor will then carry out necessary survey and leveling, covering his work, in verification of the survey data on the working drawings furnished by the Engineer and he will be responsible for establishing the correct lines and levels and verification of the lines and levels furnished on the working drawings. Should any material discrepancies come to the notice, he will seek for further instruction and decision in writing from the Engineer and comply with the same. The Contractor will not commence any construction work unless and until this requirement has been complied with. The Contractor shall be responsible for the correctness of the position, levels, dimensions and alignments of all parts of the works and for provision of necessary manpower, materials and survey instruments and in connection with setting out the works as per working drawings. , If any error has crept in the work due to non-observance of this clause, the Contractor will be responsible for the error and bear the cost of corrective work.

13. Security Deposit And Indemnity

- 13.1 **Security Deposit** The security Deposit shall be returned to the Contractor without any interest in stages as per provisions of the contract. If the Contractor is at default the Security Deposit shall immediately become payable to the Owner to the extent decided by the Engineer as per contract provisions.

14. Supervision And Superintendence

- 14.1 **Contractor's supervision** The Contractor shall supervise and direct the works efficiently and with his best skill and attention. He shall be solely responsible for means. , methods, techniques, procedures, and sequences of the construction.. The approval of the Engineer to particular means, methods, techniques, procedures and sequence of work shall not absolve the Contractor of his responsibility. The Contractor shall co-ordinate all parts of the works and shall be responsible to see that the finished work complies fully with the contract documents, and such instructions and variation orders as the Engineer may issue during the progress of the works.



- 14.2 Resident Engineer: The Contractor shall employ a full time competent Resident Engineer, who shall not be replaced without 10 (ten) days written notice to Engineer except under extra-ordinary circumstances. The Resident Engineer shall be a graduate Civil Engineer, having experience of execution & management of works of similar magnitude involving concrete & masonry items such as Pipe laying / CD works / nalla training works etc. The Resident Engineer shall be the Contractor's representative at site and shall have authority to act on the behalf of Contractor. All communications, instructions, and directions given to the Resident Engineer shall be binding, as if given to the Contractor. Any order or direction given by the Engineer not otherwise required to be in writing will be given or confirmed in writing upon request of the Contractor.
- 14.3 Work Order Book: A work order book shall be maintained at the work site by the Contractor and the Contractor or his agent will see the work order book and sign it, in the token of having received the instructions recorded by the Engineer or his representative. Failure to see or sign the work order book and noncompliance of the instructions to the satisfaction of the Engineer in consequence thereof shall not absolve the Contractor of his responsibility and actions as per relevant contract clauses shall follow.

15. Care And Use Of Site

- 15.1 The Contractor shall not commence operation on land allocated for work without prior approval of the Engineer. If these lands are not adequate the Contractor may have to make his own arrangements for additional lands for ancillary activities. The Contractor shall not demolish, remove or alter any of the structures, trees or other facilities on the site without prior approval of the Engineer. All rubbish shall be removed from the site, as it accumulates. All surface and soil drains shall be kept in clean sound and working state. All the areas of the Contractor's operation shall be cleared before returning them to the Engineer. The Contractor shall make good any damage or alterations made to the areas or property or land handed over to him before they are returned.

16. Use of Explosives and Safety

- 16.1 No blasting work & use of explosives shall be permitted for the work.
- 16.2 The Contractor shall be responsible for the safety of all activities and constructed works on the site till such time the works are taken over by the Employer.

17. Manufacturer's Instructions

Unless otherwise provided in the contract documents, the Contractor shall apply, install, erect, connect, use, clean, condition and operate manufactured articles,



materials and equipment in accordance with the various manufacturer's instructions including those in the instruction manuals. The Contractor shall compare the requirements of the various manufacturers' instructions with the requirements of the contract documents, shall promptly notify the Engineer in writing of any difference between such requirements and shall not proceed with any of the works affected by such differences until an interpretation or clarification is issued. The Contractor shall bear all costs for any error in the work resulting from his failure to so compare the various requirements and notify the Owner of any such difference.

18. Protection

The Contractor shall carefully note that while work is in progress on the heavy traffic roads special precautions are required to be taken by him. The Contractor shall take all precautions and furnish and maintain protection to prevent damage, injury or loss to all employees and workmen on the work and all other persons who may be affected there by, all the works and all materials and equipment to be incorporated therein whether in storage on or off the site. Under the care, custody, or control of the Contractor or any of his sub-Contractor or sub-Contractors and other improvements and property at the site or where work is to be performed including roads & footpaths, buildings, water & sewer mains, cables, trees and plants, pole lines, fences guards, rails guide posts, culvert and project markers, signs, structures, conduits, and improvements within or adjacent to streets, right of way or easements, except those items required to be removed by the Contractor for the contract work requirements. The Contractor's protection shall include all the safety precautions and other necessary forms of protections, and the notification of the Owner of utilities and adjacent property. The Contractor shall protect adjoining site against structural, decorative and other damages that could be caused by the execution of the works and make good at his costs any such damages.

19. Care of Works and Insurance Cover

19.1 Contractor's responsibility

The Contractor shall take full responsibility for the care of the works and material & plant for incorporation therein from the commencement date until the date of issue of the Taking-Over Certificate for the whole works when the responsibility for the said care shall pass on to the Employer provided that:

- a) If the Engineer issues a Taking-Over Certificate for any section or part of the Permanent Works, the Contractor shall cease to be liable for the care of that section or part from the date of issue of the Taking-Over Certificate, when the responsibility for the care of that section or part shall pass on to the Corporation.
- b) The Contractor shall take full responsibility for the care of any outstanding works and materials and plant for incorporation therein, which he undertakes to finish during the Defects Liability Period until such outstanding works have been completed. If any loss or damage occurs to the works, or any part thereof, or



materials or plant for incorporation therein, during the period for which, the Contractor is responsible for the care thereof, from any cause whatsoever, other than the excepted risk, the Contractor shall, at his own cost, rectify such loss or damage so that the permanent works constructed under the contract, conform in every respect with the provisions of the Contract to the satisfaction of the Engineer. The Contractor shall also be liable for any loss or damage to the Corporation SWD works in the Basin occasioned by him in the course of any operations carried out by him for the purpose of complying with his obligations under this agreement and during defect liability period. However defects liability period shall count from Taking over certificate for all works under this contract for this particular basin.

- 19.2 Insurance cover The Contractor shall, without limiting his or the Employer's obligation and responsibilities mentioned above, provide insurance cover from the Government Insurance Fund/ any institutional firm approved by Govt of India / IRDA only as under
- a) The works, together with materials and plant for incorporation therein, to the full replacement cost (the term "cost" in this context shall include profit).
 - b) An additional sum of 15 per cent of such replacement cost, to cover any additional costs of and incidental to the rectification of loss or damage including professional fees and the cost of demolishing and removing any part of the works and of removing debris of whatsoever nature, and
 - c) The Contractor's Equipment and other things brought on to the Site by the Contractor, for a sum sufficient to provide for their replacement at the Site.

19.3 Scope of Cover

The insurance mentioned in paragraph above shall be in the joint names of the Contractor and the Employer and shall cover;

1. The Employer and the Contractor against all loss or damage from whatsoever cause arising, other than as provided in Article 19.2 from the start of work at the Site until the date of issue of the relevant Taking-Over Certificate in respect of the Works or any section or part thereof as the case may be, and
2. The Contractor for his liability
 - i. During the Defects Liability Period for loss or damage arising from a cause occurring prior to the commencement of the Defects Liability Period, and
 - ii. For loss or damage occasioned by the Contractor in the course of any operations carried out by him for the purpose of complying with his obligations under this agreement and during defect liability period.

Any amounts not insured or not recovered from the insurers shall be borne by the Contractor in accordance with their responsibilities as provided in



Article 19.1.

3. The Operation & Maintenance

The Contract scope includes maintenance of works created under the Contract for a period of 5 (Five) years, reckoned from the date of completion of the work under the Contract as certified for by the Engineer in Charge.

19.4 *Exclusions*

There shall be no obligation for the insurance cover to include loss or damage caused by excepted risk like war, hostilities (weather was be declared or not), invasion, act of foreign enemies, rebellion, revolution, insurrection, military or usurped power, civil war, ionizing radiations, or contamination and hazards by radio-activity from any nuclear fuel, or nuclear waste, radio-active toxic explosives, or acts of God such as earthquake, lightening and un-precedent floods.

19.5 *Damage to persons and properties*

The Contractor shall, indemnify the Employer against all losses and claims in respect of

- a) Death of or injury to any person, or
- b) Loss of or damage any property (other than the works).
- c) Which may arise out of or in consequence of the execution and completion of the works & the remedying of any defects therein, & against all claims, proceedings, damages, costs, charges & expenses whatsoever in respect thereof or in relation thereto.

19.6 *Third party insurance* including employer's property The Contractor shall, without limiting his or the Employer's obligations and responsibility under Article 19.5 insure, in the joint names of the Contractor and the Employer, against liabilities for death of or injury to any person (other than the works) arising out of the performance of the Contract.

19.7 *Minimum amount of insurance* - Minimum amount of third party insurance shall be for minimum Rs. 10,00,000 (Rupees Ten Lakh only) per occurrence with minimum number of occurrences 5 (five). After each occurrence, the insurance cover shall be replenished to cover minimum of 5 (five) occurrences.

19.8 *Cross liability*

The insurance policy shall include a cross liability clause such that the insurance shall apply to the Contractor and to the Employer as separately insured.

19.9 *Accident or injury to work man* The Employer shall not be liable for or in respect of any damages or compensation payable to any workman or other person in the employment of the Contractor or any Sub-Contractor, other than death or injury resulting from any act or default of the Employer, his agents or servants.



The Contractor shall indemnify and keep indemnified the Employer against all such damages and compensation, other than those for which the Employer is liable as aforesaid, and against all claims, proceedings, damages, costs, charges and expenses, whatsoever in respect thereof or in relation thereto.

19.10 *Insurance against accident to work man* The Contractor shall insure against such liabilities and shall continue such insurance during the whole of the time that any persons are employed by him on the works, provided that in respect of any persons employed by any Sub-Contractor, the Contractor's obligations to insure as aforesaid under this sub clause shall be satisfied, if the Sub-Contractor shall have insured against the liability in respect of such persons in such manner that the Employer is indemnified under the policy, but the Contractor shall require such Sub-Contractor to produce to the Employer, when required, such policy of insurance and the receipt for the payment of the current premium.

19.11 *Evidence and Terms of Insurance.* The Contractor shall provide evidence to the Employer prior to the start of work at the Site that the insurances required under the Contract have been effected and shall, within 84 days of the Commencement date, provide the insurance policies to the Employer; the Contractor shall notify the Engineer of so doing. Such insurance policies shall be consistent with the general terms agreed prior to the issue of the Letter of Acceptance. The Contractor shall effect all insurances for which he is responsible with insurers and in terms approved by the Employer.

19.12 *Adequacy of Insurance* The Contractor shall notify the insurers of changes in the nature, extent or programme for the execution of the works and ensure the adequacy of the insurances at all times in accordance with the terms of the Contract and shall, when required, produce to the Employer the insurance policies in force and the receipts for payment of the current premiums.

19.13 *Remedy on Contractor's failure to insurance*

If the Contractor fails to effect and keep in force any of the insurance required under the Contract, or fails to provide the policies to the Employer within the period required by Article 19.11 then and in any such case the Employer may effect and keep in force any such insurances and pay any premium as may be necessary for that purpose due or to become due to the Contractor, or recover the same as a debt due from the Contractor.

19.14 *Compliance with policy conditions* In the event that the Contractor fails to comply with conditions imposed by the insurance policies, affected pursuant to the Contract shall indemnify the employer of all losses and claims arising from such failure.

19.15 *Contractor's All Risk Insurance Policy* The Contractor shall take Contractors All Risk Insurance Policy (CAR) for the works and keep it in force throughout the work period including O&M period. The CAR policy shall also cover accident



that may occur to the vehicle plying anywhere to carry out any activity of the work or on the adjoining bridge / approach road, cross road and slip roads etc. Noncompliance of the Contractor for taking up CAR policy from Government Insurance Fund only may result into nonpayment of his running bill & due insurance premium may be recovered by Corporation from the outstanding bills of the Contractor.

20. Inspection

The Contractor shall inform the Engineer in writing when any portion of the work is ready for inspection giving him sufficient notice to enable him to inspect the same without affecting further progress of the work. The work shall not be considered to have been completed in accordance with the terms of the contract, until the Engineer-in charge shall have certified in writing to that effect. No approval of materials or workmanship or approval of part of the work during the progress of execution shall bind the Engineer or in any way affect him even to reject the work, which is claimed to be completed and to suspend the issue of his certificate of completion until such alterations and modifications or reconstruction have been affected at the cost of the Contractor, as shall enable him to certify that the work has been completed to his satisfaction. The Contractor shall provide at his cost necessary ladders and such arrangement as to provide necessary facilities and assistance for proper inspection of all parts of the work at his own cost.

21. Restoration And Repair

Except for those improvements and facilities required to be permanently removed by the contract documents and work requirements, the Contractor shall make satisfactory and acceptable arrangements with the appropriate owners, and at his expenses shall repair and restore all improvements, structures, roads, properties, utilities, and facilities which are disturbed, disconnected or damaged as a result of consequence of his work or the operations of those for whom he is responsible or liable, including that caused by trespass of any of them with or without his knowledge or consents, or by transporting of workmen, materials or equipment to or from the site.

22. Workmen

The Contractor shall at all times enforce strict discipline and good order among his employees and those of any sub-Contractor, and shall not employ on the works any unfit person or any one not skilled and experienced in the assigned task. The Contractor's employees employed on the work who fail to perform the work in the manner required by the Owner or the Engineer or whose conduct is in any way indecent in the opinion of the Engineer, shall be discharged immediately and such person shall not be re-employed. Such discharge shall



not be the basis of any claims for compensation or damages against the Owner or the Engineer. The Contractor shall in respect of labour employed by him, comply with or cause to be complied with the provisions of various labour laws, rules and regulations as applicable to them in regard to all matters provided therein and shall indemnify the Owner in respect of all claims that may be made against the Owner for noncompliance thereof by the Contractor. Notwithstanding anything contained herein, the Engineer may at his discretion take such actions as may be necessary for compliance of various labour laws and recover the cost thereof from the Contractor. In the event of the Contractor committing a default or breach of any provisions of labour laws, rules and regulations, the Contractor shall without prejudice to any other liability under the acts, pay the Owner a sum as decided by the Engineer.

23. Work During Night Or On Sundays / Holidays

Unless otherwise provided, none of the permanent works shall be carried out during night, weekly off or authorized holidays without permission of Engineer – in - charge. However when work is unavoidable or necessary for the safety of life, property or works, the Contractor shall take necessary action immediately and may carry out work at night time and holidays subject to within permissible noise level and take prior approval from the Engineer in charge accordingly.

24. Workmanship

The quality of workmanship produced by skilled knowledgeable, and experienced workman, mechanics and artisans is required for the work. Particular attention shall be given to the appearance and finish of exposed work. The decisions of the Engineer with regard to the quality and adequacy of workmanship shall be final and binding.

25. Materials And Equipment

25.1 Quality of materials

All materials and equipment incorporated in the work shall be new. If any of the materials and equipment are not covered by detail specifications in the contract document, they shall be of the best commercial quality suitable for the purpose intended, and approved by the Engineer prior to use in the work. The Contractor shall provide proper storage facilities and exercise such measures as will ensure the preservation of the required quality and fitness of all materials and equipment. All materials shall be got approved from the Engineer-in-Charge. Materials or equipment not conforming to the requirements of the contract documents shall be rejected and immediately removed from the site of works at



Contractor's cost.

25.2 Optional materials

Only one brand, kind or make of materials or equipment shall be used for each specific purpose throughout the works, notwithstanding that similar material or equipment of two or more manufacturers or proprietary items may be specified for the same purpose in the tender.

25.3 Import license and procurement of imported materials

The Contractor shall quote for the indigenous equipment only, as far as possible for the work contracted. Foreign exchanges and import licenses, if any, required shall have to be arranged by the Contractor himself, independently. Delay in getting any material, will not be entertained for neither extension of time limit nor the risk of foreign exchange variation will be covered by the Corporation.

26. Laws And Regulations

26.1 Governing laws

The Laws and byelaws of India, the State of Maharashtra and the Municipal Corporation of Pune City, as applicable at the place of work, shall govern the contract documents.

26.2 Compliance

The Contractor shall inform himself of all laws, ordinances, codes, rules and regulations in any manner affecting those employed on the works or the materials used in the works or in any way affecting the conduct of the works and of all orders and decrees of bodies or tribunals having any jurisdiction or authority over the work. He shall at all times himself observe and comply with, and shall require all his agents, employees, sub-Contractors to observe and comply with all such applicable laws, ordinances, rules regulations, orders and decrees in effect or which may become effective before completion and acceptance of the work and shall protect and indemnify the owner and the Engineer against any claim of liability arising from or based upon the violation of any such law, ordinance, code, rule, regulation, order or decree, whether by himself, his employee, or his sub-Contractor, or any other person or organization, employed for or upon the work. If the Contractor observes that any requirement of the contract document is at variance with such laws, ordinances, codes, rules, regulations, orders or decrees, he shall promptly notify the Engineer in writing and shall not proceed with any work affected by such variance without the Engineer's written instructions.

26.3 Permits, fees and taxes



Unless otherwise provided in the contract documents, the Contractor shall secure and pay for all permits, Governmental fees and licenses necessary for the execution and completion of the work. The Contractor shall give all notices necessary and due in connection of lawful execution of work. The Contractor shall pay all sales, local, income and other taxes required by law including all taxes properly assessed against his equipment or property used in connection with the work, and clearance certificates shall be shown to the Engineer. If the Contractor is entitled for any refund of above taxes, necessary certificate regarding the use of materials for the owner's work will be issued, by the Engineer. The Contractor shall pay Octroi charges as applicable for the materials brought by him. The rates for the work shall be taken as inclusive of all taxes, duties etc.

27. Buried And Concealed Work

The Contractor shall help in recording the precise location of all piping, conduits, ducts, cables and like work that buried, embedded in concrete or masonry or concealed in wood or metal framed walls and structures at the time such work is installed and prior to concealment. Should the Contractor cover such buried or concealed work before such recording takes place, he shall uncover the unrecorded work to the extent required by the Engineer and shall satisfactorily restore and reconstruct the removed work with no change in the contract price or the contract time.

28. Safety Precautions And Emergencies

28.1 Contractor's responsibility for safety

Notwithstanding any stipulation by Owner or Engineer, the Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programme in connection with the work and shall comply with all laws, ordinances, codes, rules, regulations and lawful orders of any public authority having jurisdiction for the safety of persons or property or to protect them from damages, injury or loss during the entire contract period including non-working hours.

On the occurrences of an accident arising out of the works which result in death or which is so serious as to likely to result in death, the Contractor shall within one hour of such accident intimate in writing to the Engineer the facts stating clearly and in sufficient details of circumstances of such accidents and subsequent action taken by him. All other accidents on the works involving injuries to the persons or property other than that of the Contractor shall be promptly reported to the Engineer stating clearly and in sufficient details the facts and circumstances of such accidents and the action taken by the Contractor. In all cases the Contractor shall indemnify the Engineer against all



losses or damages resulting directly or indirectly from the Contractor's failure to report in the manner aforesaid. This includes the penalties or fines, if any payable by the Owner as a consequence of failure to give notice under workman's compensation Act or otherwise to conform to the provisions of the said act in regard to such accidents. In the event of an accident in respect of which compensation may become payable by the Contractor or by the owner as principal employer, the Engineer may retain out of the moneys due and payable to the Contractor such sum of moneys as may, in the opinion of the Engineer, be sufficient to meet such liability. On the receipt of award from the Labour Commissioner in regard to the quantum of compensation, the difference in the amount will be adjusted.

28.2 Design of form work

To ensure safety, the Contractor shall appoint Structural Engineer having sufficient experience in design & execution of formwork & centering for CD works retaining walls etc. The appointment shall be got approved from the Engineer in Charge by submitting the CV of the candidate. The designs of formworks & centering shall be got approved from the Engineer in Charge well in advance. The work of centering and formwork, shoring and strutting shall be done strictly under supervision of the Structural Engineer appointed by the Contractor.

28.3 Warning & Barricades

The Contractor shall provide and maintain sturdy barricades, GI sheeting, guards, guard rails, temporary bridges and walk ways, watchmen, night lights and danger signals illuminated from sunset to sunrise and all other necessary appliances and safe guards to protect the life, public, work, property, excavations, equipment and materials. Barricades shall be of substantial construction and shall be painted such as to increase their visibility at night. For any accident arising out of the neglect of above instructions, the Contractor shall be bound to bear the expenses of making good damages or of defense of every suit action or other legal proceedings, at law, that may be brought by any persons for injury sustained owing to neglect of the above precautions, and to pay all damages and costs which may be awarded in any such suit, action or proceedings to any such person, or which with the consent of the Contractor be paid in compromising any claim by any such person.

29. **Engineer's Status During Construction**

29.1 Authority of the Engineer

The Engineer and his representative may for any purpose enter upon the work and premises used by the Contractor and the Contractor shall provide safe and proper facilities therefor. The Contractor shall furnish Engineer or his representative with every reasonable facility and assistance for ascertaining



whether or not the work as performed is in accordance with the requirements and instructions of the plans & specifications. If so directed the contractor shall at any time before or after acceptance of work remove or uncover any portions of work considered necessary by the engineer for facility of inspection. After the inspection, the Contractor shall restore said portions of the work to the condition required by the specification at his own cost. The Contractor shall furnish the engineer with information on schedule of supply of materials manufactured away from work site sufficiently in advance for facility of timely inspection of such materials before incorporation in the work. The Engineer shall have the authority to enforce compliance with the contract documents. On all the questions relating to qualities, the acceptability of materials, equipments or works, the adequacy of the performance of the works and the interpretation of the drawings and specifications, the decision of the Engineer is final and binding and shall be precedent to any payment under the contract agreement unless otherwise provided in the contract documents. The Engineer shall have the authority to stop the work or any part thereof as may be necessary to ensure the proper execution of the work, to disapprove of or reject the work which is defective, to require the uncovering and inspection or testing of the works, to issue interpretation and clarifications, to order changes or alterations in the work, and other authority as provided elsewhere in contract documents. The Engineer shall not be liable for the results of any ruling interpretation or decision rendered, or request, demand, instruction or order issued by him in good faith. The Contractor shall promptly comply with the requests, demands, instructions and orders from the Engineer.

29.2 Functions of the Engineer

The whole of the works shall be under the direction of the Engineer, whose decision shall be final, conclusive and binding on all parties to the contract on all questions relating to the construction and meaning of plans, working drawings, sections, specifications connected with the work. The Engineer shall have the power and authority from time to time and at all times to make and issue such further drawings and to give such further instructions and directions as may appear to him necessary or proper for the guidance of the Contractor and the proper and sufficient execution of the works according to the terms of the specifications, and the Contractor shall receive, execute, obey and be bound by the same, according to the true intent and meaning thereof, fully and effectively. The Engineer may order any of the works contemplated thereby to be omitted, with or without the substitution of any other works in lieu thereof, or may order any works or any portion of work executed or partially executed, to be removed, changed or altered, and if needful may order that other works shall be substituted instead thereof and the difference of expenses occasioned by any such diminution or alteration so ordered and directed shall be deducted from or added to the amount of this contract. No work which radically changes the original nature of the contract shall be ordered by the Engineer and in the event



of any deviation being ordered, which in the opinion of the Contractor changes the original nature of the contract, he shall nevertheless carry it out and any disagreement as to the nature of work and rate to be paid therefor shall be resolved mutually. In the event of any deviations resulting in additional cost over the contract sum being ordered, the time of completion of work shall be extended reasonably by the Engineer. The Engineer's decision in this case shall be final and conclusive.

29.3 Duties of the Engineer's representative

The duties of the representative of the Engineer are to check all work done measurements at site & Scrutiny of Running bills submitted by contractor side, day to day site inspection on works in progress and continuously supervise the work & to test any material to be used or workmanship employed in connection with the works. He shall appraise the progress of work and review on its time frames. He shall furnish the drawings and information to the Contractor, approve the Contractor's drawings subject to post facto approval and signature of the Engineer, recommend and approve the interim certificates, and taking over certificates after thorough checking and inspection and recommend extra works required, Review and scrutiny on contractor's excess & saving statements for getting the approvals from Engineer on variations and extension of time. Approval for or acceptance of any works or material or for failure to disapprove any work or material by the representative of the Engineer shall not prejudice the power of the Engineer thereafter to disapprove such work or material and to order removal or modification thereof. If the Contractor is dissatisfied with any decision of the representative of the Engineer, he shall be entitled to refer the matter to the Engineer who shall thereupon confirm, reverse or vary such decision.

30. Defects And Rectification

For the period as defined in Clause 20 of Form B1 of agreement, the Contractor shall remain liable for any of the work or works or parts thereof or equipment and fittings supplied, which in the opinion of the Engineer fail to comply with the requirements of the contract or are in any way unsatisfactory or defective (fair wear and tear excepted). This period shall be reckoned as defect liability period implied in clause 1 of form of agreement.

To the intent that the works and each part thereof shall at or as soon as practicable after the completion in all respects be taken over by the Owner in the condition required by the contract to the satisfaction of the Engineer,. The Contractor shall finish the work, if any outstanding at the date of completion as certified under Article 32 ; as soon as may be practicable after such date and shall execute all such work of repair, amendment, reconstruction, rectification and making good of defects, imperfections, shrinkages or other faults as may during the period of maintenance or within 14 (fourteen) days after its expiration be



required of the Contractor in writing by the Engineer as a result of an inspection made by or on behalf of the Engineer prior to the expiration of the above period. All such work shall be carried out by the Contractor at his own expense, if the necessity thereof shall in the opinion of the Engineer be due to the use of materials or workmanship not in accordance with the contract documents or to the neglect or failure on the part of the Contractor to comply with any obligation expressed or implied on the Contractor's part under contract. If the Contractor shall fail to do any such work as aforesaid required by the Engineer, the Engineer shall be entitled to carry out such work by his own workmen or by other Contractor and if such work, is which the Contractor should have carried out at the Contractor's own cost, the Engineer shall be entitled to recover from the Contractor the cost thereof or may deduct the same from the money due including security deposit or other money that become due to the Contractor. Notwithstanding the aforesaid, if the Contractor remains in fault one calendar month after the Engineer has given written instructions, the Engineer may invoke Article 13 and the security deposit shall become payable to the Owner. The engineer will deduct the cost plus overhead expenses of such works, as have been necessary to rectify the Contractor's default and the balance, if any shall be retained as security deposit.

31. Right To Withhold

The Engineer may refuse to approve any payment, or because of subsequently discovered evidence or the results of subsequent inspections or tests, nullify any such payment previously approved and paid to such extent as may be necessary in the opinion of the Engineer to protect the Owner from loss because

- a. the work is defective,
- b. third party claims have been filed or there is reasonable evidence indicating probable filing of such claims
- c. of the Contractor's failure to make payment properly to sub-Contractors or for labour, materials or equipment,
- d. of damage to another Contractor or to the property of others caused by the Contractor,
- e. of reasonable doubt that the work can be completed for the unpaid balance of the contract price,
- f. of reasonable indication that the work will not be completed within the contract time,
- g. of the Contractor's neglect or unsatisfactory prosecution of the work including failure to clean up,
- h. of payment due to the Owner from Contractor, or



- i. of provisions of law that enable or require the Engineer to withhold such payments in whole or in part, of payments due to the Other agencies who are engaged (with prior intimation to contractor and with his consent) in substitute of main contractor against any partly specified works to meet his obligations during part of construction of works on specific area where Main contractor has not taken proper care to attend the same in specified time.

When the grounds for withholding payments are removed, the amounts withheld because of them will be released to the extent the Contractor is entitled to receive payment.

32. Final Inspection And Acceptance

Upon written notice from the Contractor that the entire work required by the contract documents is complete and that all submittals required of him are made, and after the Contractor has delivered the bonds, certificate of inspection, guarantees, warranties, releases, and other documents, all as required by the contract documents or by law, the Engineer will make a final inspection and he will notify the Contractor in writing of any particulars in which this inspection reveals that the work is defective., and will also notify the Contractor in writing of any deficiency in the submittals and other documents required of him. The Contractor promptly shall make such correction as are necessary to remedy all defects or deficiencies. After the Contractor has completed any such corrections to the satisfaction of the Owner, the Engineer will issue a written completion certificate of the work and file notice of completion required by law or otherwise.

33. Continuing Obligation Of The Contractor

The Contractor's obligation to perform and complete the work in accordance with the contract documents is and shall be absolute. Neither the observation during construction and final inspection of the work by the Engineer, nor any payment to the Contractor under the contract documents, nor any use or occupancy of the work or any part thereof by the Engineer, nor any act of acceptance by the Engineer nor any failure to do so, nor any correction of defective work by the Engineer shall constitute acceptance of work by the Engineer of work not in accordance with the contract documents.

34. Income Tax & Works Contract Tax

Income Tax and Works Contract Tax, and any other taxes and duties as applicable on gross value of each of the Contractor's bill shall be deducted as per standing orders or stipulations of the respective Govt Departments. And certificates to that effect shall be issued by the Corporation.

35. Force Majeure



Neither party shall be liable to the other for any loss or damage occasioned by or arising out of the acts of God such as unprecedented floods, volcanic eruptions, earthquake or other convulsion of nature and other acts such as, but not restricted to, invasion, act of foreign enemies, hostilities, war or war like operations before declaration of war, rebellion military or usurped power, riot, commotion or disorder which prevent performance of the contract and which could not have been foreseen or avoided by a prudent person.

36. Records And Measurements

- 36.1 The Engineer shall, except as otherwise stated therein, determine by measurement the value in accordance with the contract of works done in accordance therewith. All items having a financial value shall be entered in a measurement book, level book etc. in the manner as prescribed by the Engineer so that a complete record is obtained of all work performed under the contract. The Engineer or his authorized representative and the Contractor or his authorized representative shall take measurements jointly. Before taking measurement of any work the Engineer or the person deputed by him for the purpose shall give reasonable notice to the Contractor. If the Contractor fails to attend or send an authorized representative for measurement after such notice or fails to countersign or record the objections within a week from the date of measurement, then in any such event measurement taken by the Engineer, or by the person deputed by him shall be taken to be correct measurement of the work and shall be binding on the Contractor. The Contractor shall, without any extra charge, provide assistance with every appliance and other things necessary for measurements, such as leveling instruments (Auto setting) Or Total Station of approved make. The Total Station shall be made available at site by the Contractor from the beginning of the work till the completion of the work, along with tapes, staves, video cameras/camera, paints, brushes and required labour etc. Measurements shall be signed and dated by both the parties each day (of taking measurement) on the site on completion of measurements.
- 36.2 The Contractor shall take still colour photographs and video films at fairly close intervals during the execution of works starting from taking over of site till handing over time for entire project area so that a history of development and each activity of the project gets recorded. Set of dated photographs in three copies and video graphs shall be submitted to the Engineer-in-charge every month. This generated record shall provide the display of used methodology of work and highlight the quality of materials and workmanship. The cost of the recording work shall be borne by the Contractor. The record shall be the property of the Corporation and shall not be used for campaigning, advertising by the Contractor, without the permission of the Corporation.
- 36.3 Repairs And Maintenance Manual



The Contractor shall develop Repairs and Maintenance Manuals for different types of works constructed and explain in detail the methodology of all types of maintenance so as to meet the objectives. A detailed schedule of maintenance activities shall be drawn along with type of personnel and their responsibilities and presented in the Manual. Methodologies for all anticipated repair works based on the experience drawn from projects elsewhere shall be detailed out in the Manual along with sketches, lists of spares and routine schedules for checking of components of the works developed.

The Contractor should submit base map drawings with actual coordinates for works completed under this contract.

37. Bills And Payments

37.1 Generally, One Running Account Bill shall be admissible to the Contractor every month. The Contractor shall submit every bill shall be submitted along with documents, test certificate, initial levels, final levels, material consumption, and completion as built drawings, cross sections etc. in bound volume. Three Soft copies of the same in CD to the Engineer in charge.

37.2 No interest shall be payable by the Corporation on delayed payments to the Contractor on account of Running bills & settlement of claims or any other reasons. Further, no interest shall be payable by the Corporation on security deposit or other amounts withheld by the Corporation.

37.3 Currency of Payment

The currency of monetary transaction will be Indian Rupee and any other currency will not be considered.

38. Written Notice

Written notice shall be deemed to have been duly served or delivered in person to the individual or member of the firm for whom it was intended, or if delivered at or sent by registered or certified mail to the last business address known to him, who gives the notice. The address given in the Contractor's tender on which the contract agreement is founded is hereby designated as the place to which all notices, letters and other communications to the Contractor shall be mailed or delivered, except that said address may be changed by the Contractor by notifying the Owner in writing. This shall not preclude the service of any notice, letter or other communication upon the Contractor personally.

39. Use Of The Completed Portions

The Owner shall have the right, to take possession or occupancy of and use any completed or partially completed portions of the work, notwithstanding that the time for completing the entire work or such portion may not have expired but



such taking possession or occupancy and use shall not be deemed to be waiver of any requirement of the contract documents or a waiver or acceptance of any work not completed in accordance with the contract document.

40. Cleaning Up

40.1 **Contractor's responsibility** The Contractor shall at all times during the work keep the site and premises, adjoining property and public property free from accumulations of waste materials, rubbish, and other debris resulting from the works, and at the completion of the work shall remove all waste materials, rubbish and debris from and about the site and premises as well as all tools, construction equipment and machinery, and surplus materials, and shall leave the site and premises clean, tidy and ready for occupancy by the Owner. The Contractor shall restore to their original condition those portions of the site not designated for alteration by the contract documents. Adjoining paved walkways, roadways, parking areas and structures shall be swept and cleaned with brooms. All the areas adjoining work area must be kept free of metal / sand and to that extent regular sweeping of such areas shall be done by the Contractor at his cost. Cleaning up operations shall include the removal and disposals of earth that is contaminated and the filling of resulting excavations with sound compacted earth as directed and approved by the Engineer in charge. No waste materials shall be buried or disposed off on the Owner's property unless so approved in writing by the Engineer. Before the Contractor applies for final inspection and acceptance of the work, all items of work shall be completed, be ready to operate, and be in a clean condition as determined by the Engineer in charge.

41. **Owner's right to clean up:** If the Contractor fails to satisfactorily clean up or if a dispute arises between the various Contractors working at same location as to their responsibility for cleaning up the engineer may clean up and charge the cost thereof to the contractor for his failures, or to the several contractors as the engineer in charge shall determine to be just.

42. Fossils And Archeological Artifacts

All fossils, coins, articles of value, treasure minerals or antiquity and structures or other remains or things of geological or archeological interest discovered on the site shall be deemed to be property of the Owner and the Contractor shall take reasonable precautions to prevent his workmen or any other persons from removing or damaging any such article or thing and shall immediately upon discovery thereof and before removal, acquaint the Engineer of such discovery



and carry out the Engineer's order as to the disposal of the same.

43. Review Meetings

Meetings for review of progress of work and resolving problems related to work shall be arranged at mutually agreed periodicity by the parties to the contract. The proceedings of the meetings shall be recorded by the Engineer In charge and communicated to the Contractor for his needful actions.

44. Early Warnings

Deleted

45. Treasure And Trove Discovered

Anything of historical or other interest or of significant value unexpectedly discovered on the Site is the property of the Employer. The Contractor is to notify the Engineer of such discoveries and carry out the Engineer's instructions for dealing with them.

46. Preparation Of "As Built" Drawings

It shall be Contractor's responsibility to prepare "as built" drawings of various works executed under the Contract. The Contractor shall prepare the drawings in the manner, sequence & format as directed by the Engineer in Charge. The drawings shall be computerized progressively for the parts of the work getting completed in all respects and on completion, shall be submitted in hard copies in suitable sets for verification & approval of the Engineer in Charge. After seeking approval of the Engineer to the drawings, the final drawings shall be computerized, incorporating the corrections, if any, made by the Engineer in the drawings. The final set of the drawings shall be submitted in requisite number of hard copies to the Engineer along with the soft copy thereof. The preparation of & approval of the drawing in staged manner shall be so organized by the Contractor that the complete set of "as built" drawings for all the work under the contract shall be ready duly approved by the Engineer Incharge within a fortnight of the physical completion or final measurements of the work.

47. Errors, Omissions and Discrepancies

In case of any errors, omissions and / or discrepancies found in the tender document and during the course of the execution of the contract, the same shall be brought to the notice of the Engineer In charge. Engineer Incharge shall discuss the matter within Corporation with the concerned official and take a legal opinion in this regard. The decision of the Engineer Incharge taken in



consultation with the legal opinion on such errors, omissions and discrepancies shall be intimated in writing to the tenderer / Contractor and shall be binding upon the tenderer / contractor.

48. Language and Law

The Language of the documents of the contract shall be English. The law which applies to the contract is the law of Union of India supplemented by Maharashtra Local Acts. All matters shall be subject to Pune jurisdiction.

49. Arbitration

In case any dispute or difference shall arise between the employer or the engineer on his behalf and the Contractor touching or concerning this contract or the construction, meaning, operation or effect thereof or any clause herein contained or as to the rights, duties or liabilities of the parties hereto respectively or of the Engineer under or by virtue of these presents or otherwise or touching the. Subject matter of these presents or arising out of or in relation thereto (except as to matters left to the sole discretion of the engineer) the same shall refer to the arbitration of a single arbitrator. The only and sole arbitrator shall be The Municipal Commissioner, Pune Municipal Corporation.

Work under the Contract shall, if reasonably possible, continue during the arbitration proceedings and no payments due or payable by the Employer shall be withheld on account of such proceedings & payment due to the Contractor will be made by the Employer under the advice from engineer in charge in writing.

50. Possession Of The Site

The Employer shall give possession of all parts of the site to the Contractor sequentially as well as parallels of more than one work fronts as per the programme of work. Contractor has to plan his resources to mobilize and give construction programme to meet the handing over dates stipulated by the Contract.

51. Access To The Site

The Contractor is to allow the Engineer or any person authorized by the Engineer access to the Site and to any place where work in connection with the Contract is being carried out or is intended to be carried out.

52. Termination

If the contractor, except on account of any legal restraint upon the employer, preventing the continuance of work shall suspend work or in the opinion of the engineer shall neglect or fail to proceed with due diligence in the performance of his part of the contract or if he shall more than once make default in respect of scope of



contract, the employer/engineer in charge shall have power to give notice in writing to the contractor requiring that the work be proceeded within reasonable manner and with reasonable dispatch. Such notice issued to him by the employer/engineer shall purport to be a notice under this clause. After such notice is given, the contractor shall not be at liberty to remove from the site of works any plant or materials belonging to him which shall have been placed thereon for the purpose of works and the employer shall have a lien upon all such plants and materials to subsist from the date of such notice until the same is complied with. If the contractor fails to proceed with the works as therein prescribed within 7 days, the employer may proceed as prescribed.

51.1 Termination of contract by employer

51.1.1 If the contractor (individual or firm) commits any Act of Insolvency or shall be adjudged as insolvent, or shall make an assignment or compensation for the greater part in number or amount of his creditors, or shall enter into a Deed of Assignment with his creditors, or shall have an order made against him or pass an effective winding up resolution either compulsorily or subject to the supervision of court, or voluntarily, or if the official assignee of the contractor shall repudiate the contract, or if the official assignee or liquidator in any such winding up shall be unable, within seven days after notice to him requiring to do so, to show to the reasonable satisfaction of the engineer that he is able to carry out and fulfill the contract and if required, give security therefore, or if the contractor shall suffer any payment under this contract to be attached by or on behalf of any creditors of the contractor or if the contractor shall assign or sublet the contract without the consent in writing of the engineer in charge first obtained, or if the contractor shall charge or encumber this contract for any payments due or which may become due to the contractor thereunder, or if the engineer shall certify in writing that in his opinion the contractor:

- i) Has abandoned the contract, or
- ii) Has failed to commence the works. Or has, without any lawful excuse under these conditions suspended the progress of the works for seven days after receiving from the engineer written notice to proceed with the work. Or
- iii) Has failed to proceed with the works with such due diligence and failed to make such due progress as would enable the works to be completed within the time agreed upon, or
- iv) Has failed to remove materials from the site or to pull down and replace works within seven days after receiving from the engineer written notice that the said materials or work were condemned and rejected by the engineer under these conditions, or



- v) Has neglected or failed persistently to observe and perform all or any of the acts, matters or things required by this contract to be observed and performed by the contractor seven days after written notice shall have been given to the contractor requiring him to observe or perform the same, or
- vi) Has to the detriment of good workmanship or in defiance of engineer's instructions to the contrary sublet any part of the contract.

51.1.2 In any of the above said causes, the employer/engineer may, notwithstanding any previous waiver, after giving seven days' notice in writing to the contractor, determine the contract, but without thereby affecting the powers of the engineer or the obligations and liabilities of the contractor, the whole of which shall continue to be in force as fully as if the contract is not so determined and as if the works subsequently executed had been executed by or on behalf of the contractor. Further, the employer/engineer by his agents or servants may enter upon and take possession of the works and all plants, tools, scaffoldings, sheds, machinery, power, utensils and materials lying upon the premises or adjoining roads and property and use the same as his own property or may employ the same in carrying on and completing the works or by employing any other person or contractor to complete the works. The contractor shall not in any way interrupt or do any act, matter or thing to prevent or hinder such other person or contractor employed for completing and finishing or using the materials and plant for works. When the works shall be completed, or as soon thereafter as convenient the engineer shall give a notice in writing to the contractor to remove his surplus material and plant and should the contractor fail to do so within seven days after receipt thereof by him, the employer may sell the same by public auction and shall give credit to the contractor for the amount so realized after deducting for the costs incurred by the owner for the realization of proceeds. The engineer shall thereafter, ascertain and certify in writing, what shall be due or payable to the contractor by the employer, for the value of the said plant and materials so taken possession by the employer and the expense or loss the employer shall have been put to in getting the works so completed. The amount so certified as payable by the employer to the contractor or by the contractor to the employer shall thereupon be paid. The certificate of the engineer shall be final and conclusive.

Contractor

M. Hanumanth
Superintending Engineer
Drainage Department (O & M
Division)
Pune Municipal Corporation

Contractor

No of Corrections

Superintending Engineer
Drainage Department (O&M division)
Pune Municipal Corporation
Page 88 of 146





Pune Municipal Corporation

DRAINAGE DEPARTMENT – OPERATION & MAINTENANCE DIVISION

9. SPECIAL CONDITIONS OF CONTRACT

Tender Document – Volume I NALLA DEVELOPMENT WORKS, CONSTRUCTION OF CULVERTS, PROVIDING & LAYING STORM WATER DRAINAGE LINES AND ALLIED CIVIL WORKS IN KOTHRUD BASIN, WARAJE BASIN, SHIVAJI NAGAR BASIN, AUNDH BASIN, BAWDHAN – PASHAN BASIN, MANAGALWAR PETH BASIN, SHANIWAR PETH BASIN, DATTAWADI BASIN, HINGANE BASIN, WADGAON BASIN, DHAYARI BASIN INCLUDING 5 YEARS OPERATION & MAINTENANCE OF THE ABOVE WORKS AFTER COMPLETION OF THE WORKS UNDER PUNE STORM WATER MANAGEMENT PROJECT. PART - I

SPECIAL CONDITIONS OF CONTRACT

The Special Conditions of Contract shall have precedence over General Conditions of Contract and any other conditions / documents / drawing attached / except BOQ to the contract.

1. Excavation

Excavation has to be carried out through existing asphalted road, WBM, soling, soft rock, hard rock, soft and hard murum, marshy soils, Nala beds, silt etc. Appropriate items for the same are included in the bill of quantities. Though water table is at lower level, dewatering of water through fissures and leakage from pipeline etc. is expected. There is no separate item for shoring and strutting. This shall be incidental to the work. In case of failure of shoring and strutting arrangement Contractor shall be responsible for all the consequences arising out of the same. The Contractor has to make his own arrangement of transport and of areas for disposal of excavated materials. Excavated material shall not be kept at site of work for more than 24 hours. Same rate as that for open excavation is applicable for excavation of deep trenches for the pipe to be laid.

2. Batching Plant and Transit Mixers

Contractor shall install computerized batching plant at appropriate location if so desired by him as per the actual requirement of quantity of concrete; however, the Contractor shall convey concrete by using transit mixers. At least 1 (One) transit mixer (in working condition) shall be available all the time at site of work. Mixing and preparation of concrete (even lean concrete) will not be allowed at



the site of work. RMC Supplier should be appointed by the Contractor only after getting approval from Engineer in charge. Contractor should submit calibration report of RMC Plant periodically (Every after three months)

3. Concreting of Raft and Vertical Walls

Excavation of soft and hard rock will have to be carefully carried out by the Contractor so that there is minimum over cut in the rock. In case of raft slab, contractor has to carryout concreting to fill up all over cuts and bring it to the smooth level at his own cost. Only 100 mm thick PCC bed concrete will be admissible and paid to the Contractor. No payment for over cut, extra cut, and uncontrolled removal of rock will be considered for payment.

4. Traffic Management During Construction

- 4.1 The work involves conductance of work on busy city streets & the roads. The Contractor shall at all-time carry out work on the roads in a manner creating least interference to the flow of traffic, while being consistent with the satisfactory execution of the same. For the works involving construction works along the roads, the Contractor shall, in accordance with the directives of the Engineer, provide and maintain, during execution of the work, a passage for traffic either along a part of the existing carriageway, where work is under progress or along a temporary diversion constructed beside the road. The Contractor shall prepare complete plan of traffic arrangements during construction including phased traffic diversion plan as a whole, covering such diversions, as may be required and get same approved from Engineer-In-Charge before the start of the work. The diversion arrangements along any section particular section of the road shall be got approved from the Traffic authority before commencing the related work. The scope of work includes construction & maintenance of diversions till completion of the project at his cost, failing which Contractor will be fully responsible for inconvenience, injuries, accidents and liabilities arising out of the same.
- 4.2 Signs, lights, barriers and other traffic control devices and riding surface of diversions shall be provided and maintained in a satisfactory condition till such time, as they are required as per directions of the Engineer, so as to ensure smooth and safe traffic on the road throughout the length, where the work is in progress. Necessary traffic management arrangement at temporary diversions by signs, lights, barriers etc. is also included in the scope. The temporary travel way shall be kept free of dust by frequent applications of water, if necessary.
- 4.3 The Contractor shall take all necessary measures for the safety of traffic during construction and provide, erect and maintain such barricades, including signs, markings, flags, lights and flagmen as may be directed by the Engineer for sake of information and protection of traffic approaching or passing through the sections of the roads, where the work is in progress.



- 4.4 The barricades erected on either side of the carriageway / portion of the carriageway closed to traffic, shall be of strong design to resist violation, and painted with alternate black and white stripes, red lanterns or warning lights of similar type shall be mounted on the barricades at night and kept lit throughout from Sunset to Sunrise. At the points, where traffic is to deviate from its normal path (whether on temporary diversion or part width of the carriageway) the channel for traffic shall be clearly marked with the aid of pavement markings, painted drums or similar devices as per the directions of the Engineer. At night, the passage shall be delineated with lanterns of other suitable light source. One-way traffic operation shall be established whenever the traffic is to be passed over part of the carriageway inadequate for two-lane traffic. This shall be done with the help of temporary traffic signals or flagmen kept positioned on opposite sides during all hours. For regulation of traffic, the flagmen shall be equipped with red and green flags and lanterns / lights. On both sides, suitable regulatory / warning signs as approved by the Engineer shall be installed for the guidance of road users. On each approach, at least two signs shall be put up, one close to the point where transition of carriageway begins and the other 120 m away. The signs shall be of approved design and of reflector type, if so directed by the Engineer.
- 4.5 All arrangements for traffic during construction including provisions as above, including their operation, maintenance, dismantling and clearing shall be deemed to be included in the scope of items of construction works involving the works along the city roads and no separate payment shall be admissible therefor.
- 4.6 All permissions from concerned departments / Governments / Semi Governments / ULBs for constructions of the works under the contract shall be obtained by the contractor himself. PMC will do necessary correspondence to the concerned department.

5. Cleaning, Maintenance And Repairs

- 5.1 This includes exclusive repairs and maintenance of all components of the Nalla Development and Culverts works 500 m each from upstream and downstream side constructed as well as those under construction to ensure the seamless operation of the system. The activities shall be aimed at ensuring the structural and functional safety of the system components at peak discharge and loading conditions. Any obstructions caused by debris, floating matter, or any other objects flowing through the nallas and drains shall be removed promptly. This shall be backed up by periodical checkup to the satisfaction of Engineer in charge. For the storm water drains executed under this contract, cleaning, maintenance and repairs shall be by the



Contractor. The water way kept free of any obstacle. It is essential to ensure that there is no water logging at any point of time whatsoever.

- 5.2 The maintenance work shall include (but not limited to) the following”
- a) Protecting the works from damages, thefts and encroachments till handing over to the Corporation.
 - b) Cleaning and de-silting of nallas, culvert beds and storm water drainage line under scope of the contract, at stipulated periodicity as directed by Engineer in charge and maintaining them clean throughout the contract period.
 - c) Removing blockage and petty repairs to existing sewers & manholes in the beds of nallas covered by the Contract.
 - e) Maintenance and repairs of the nalla side walls, fencing
 - f) Miscellaneous maintenance works as directed by the Engineer. The work shall be carried out as per specifications given elsewhere in the tender document and as directed by the Engineer in charge.
- 5.3 The contractor should submit an additional performance bank guarantee payable at Pune of 5% of the final tendered amount before the award of contract against the cleaning, maintenance and repairs to storm water management works under the contract for a period of 5 years. In the event of the contractor failing or neglecting to complete rectification work within the period up to which the contractor has agreed to maintain the work in good order, then, subject to provisions of Clause 17 and 20 hereof (Addition Special Conditions), the amount of security deposit and Performance Bank Guarantee retained by the Corporation shall be forfeited.
- 5.4 No Extra Payment of the maintenance work shall be given to the contractor.
- 5.5 On completion of the period of 5 years reckoned as per article 3.1– f of GCC above, the Contractor shall hand over to the Engineer, the works including clean and good working condition by carrying out the due repairs and replacements, as required. The Contractor shall also prepare Operation and Maintenance Manual to serve as a guide to the Corporation after takeover of the works. He shall also prepare a document which describes normally occurring problems based on his experience and suggested solutions to such problems. The Contractor should submit GIS Base Map including actual coordinates of works completed under this contract.
- 5.6 After inspection of the works by the Engineer in charge and after compliance by the Contractor, of directions if any, given by the Engineer and after receiving the 4 (four) sets of documents mentioned above, the works shall be taken over by the Engineer on behalf of the Corporation. The handing over by the Contractor and taking over by the Engineer or his authorized representative will always be in writing, of which copies will be



given to the Engineer and his authorized representative and the Contractor.

6. Underground Utilities, Structures, Services and Their Shifting

- 6.1 Contract provides for shifting of service lines, if any, such as Pune Municipal Corporation Water supply lines, Sewage & drainage lines, Cables of telephone authorities, MSEDCL electric lines & Street Light shifting, which are located within the ROW. The successful bidders may not have experience to carry out the works. He will have to appoint experienced and authorised agency for carrying out this work, and the agency should be got approved from the Engineer-in-charge before commencement of this work. In case of shifting of MSEDCL electric line, the agency should be approved by the MSEDCL authorities. The work shall be got executed under the main contract only. No claims towards reduction / increase in scope of work and time extension shall be entertained in regards to. The above mentioned utilities. Any extra rate other than specified in BOQ shall not be entertained.
- 6.2 The indication of the type and approximate quantity of existing underground utilities and sub structures has been presented in the Contract documents from the vividly known details, but the accuracy and completeness of such indications are not warranted by the Corporation or the Engineer and utility, structures and services not so indicated may exist. Before commencing any excavations, the Contractor shall investigate; determine the actual locations, types and details of the underground utilities and structures. He shall determine the existing condition and ownership of the utilities and sub structures in the site before the work is to be performed, by communication with such owners, by search of records, or otherwise and shall protect all such utilities and sub structures. In this process any damages due to negligence of contractor or his sub-agencies during execution shall be made good immediately by contractor at his own cost.
- 6.3 The items pertaining to shifting of the various utilities & services have been provided in the Schedule B (BOQ), as could be best judged by the Engineer. The Contractor shall carry out shifting of utilities and services covered under such items as per the specifications & directions of the Engineer. The quantities put to tender pertaining to items of shifting of the utilities are approximate and may vary during execution as per actual requirements. In case of excess occurring in quantities of such items, the provisions of Clause 38 of additional special conditions of contract shall not apply and the payment will be regulated at accepted tender rates only.
- 6.4 If any utility or services not covered under the Schedule B are met during course of execution, the contractor shall carry out the work of shifting of such utilities & services as per direction of the Engineer. The payment for such work not covered in the tender items shall be regulated as Extra Items of



Contract.

- 6.5 While carrying out work of any nature and magnitude, related to shifting of utilities & services or removing sub structures, the Contractor shall seek necessary permission from the respective owner of the utility or the other department of the Corporation as necessary. The Contractor shall abide by the regulations, procedures, specifications & technical requirements in vogue or as set forth by the respective owners of the utilities and services. The Contractor shall provide the personnel of skills, qualifications and specialty, as required for proper conductance of shifting of particular type of utility in conformity with the stipulations of the owner of the utility. The Corporation shall provide to the Contractor, necessary documentation and liaison at various levels required in connection of shifting of utilities. The official charges if any, paid by the Contractor on behalf of the Corporation to the owners of the utilities in connection of seeking permissions or as statutory requirement, shall be reimbursed to the Contractor on his providing required supporting documents, bills, receipts etc.
- 6.6 In case shifting of major utilities and services is anticipated, in any stretch of work, the Engineer shall be notified by the Contractor well in advance, for his inspection & for confirming the time schedule of shifting as well as the extent and the method, in which the shifting is to be carried out.
- 6.7 The successful bidder may not have experience to carry out the works He will have to appoint experienced & authorized Agency for carrying out this work, In case of shifting of MSEDCL electric line, the agency should be approved by MSEDCL authorities, who should be got executed under the main contract only. No claims towards reduction / increase in scope of work shall be entertained in regards to any of the above-mentioned utilities and will not be entitled.

7. Working Methodology and Progress Schedules

- 7.1 The Contractor shall submit within the time stipulated by the Engineer in charge in writing the details of actual methods that would be adopted by the Contractor for the execution of any items as required by Engineer at each of the locations, supported by necessary detailed drawing & sketches including those of the plant & machinery that would be used, their location, arrangement for conveying & handling materials etc. & obtain prior approval of the Engineer-in charge or his authorized representative well in advance of starting of such item of work. Corporation reserves the right to suggest modifications or make corrections in the method proposed by the Contractor whether accepted previously, or not, at any stage of the work to obtain the desired accuracy, quality & progress, which shall be binding on the Contractor. No claim on account of such change in the method of execution will be entertained by the Corporation.



- 7.2 Progress Schedule: The contractor shall within the period stipulated in writing to start the work, furnish progress schedule in quadruplicate indicating the date of actual start, the monthly progress expected to be achieved and anticipated completion date of each major item of work to be executed by him, supported by indicative dates of procurement of materials, and setting up of plants, machinery, labour, cash flow etc.
- 7.3 The Contractor shall employ sufficient plant, equipment and labour as may be necessary to maintain the progress schedules. The working and shift hours restricted to one shift a day. These shall not be varied without prior approval of the Engineer. Work would not be normally allowed to be carried out during night. In exceptional circumstances, if the Contractor requests, certain portion of work may be allowed to be carried out during night under supervision. The Contractor shall provide adequate and necessary lighting arrangement etc. for night work as directed by Engineer-in-charge without any extra cost.

8. As Built Drawings

- 8.1 A copy of the AutoCAD Drawings shall be forwarded to the Engineer-in-charge on a periodic basis for approval and to record all details relating to progress and developments. On the basis of all Drawings relating to the Works, the Contractor shall prepare "As-Built" drawings using the computing software AutoCAD Version 2010 or later version to record the precise details of the Works complete.
- 8.2 The final copy of the AutoCAD Drawings shall be provided by Contractor at the time of issue of the Statement of Completion on CD with three sets of hard copy. The Contractor shall also arrange to take photographs as directed by the Engineer, depicting various details & stages of progress of works & submit them in duplicate in proper albums for record. Video shooting of the work shall be carried out periodically and a DVD containing 180 minute Video film shall be presented to Employer on substantial completion of the work. Keeping record thus and reporting is mandatory on the Contractor. If contractor fails to carry out the requirements stated above, an amount of Rs. 25, 00,000/- (Rupees Twenty Five Lakhs only) shall be deducted from due payment.
- 8.3 All detailed working drawings, design calculations and fabrication drawings for temporary works (such as form work, staging, centering, scaffolding, specialized construction, handling and launching equipment and the like) as well as bar bending schedule for reinforcement, material list for structural fabrication as well as detailed drawings for templates and anchorage and temporary support details for pre-stressing cables etc. shall be prepared by the Contractor. A copy of the AutoCAD Drawings shall be forwarded to the Engineer on a periodic basis for approval and to record all details relating to progress and developments.



8.4 On the basis of all Drawings relating to the Works, the Contractor shall prepare "As-Built" drawings using the computing software AutoCAD Version 2010 or later version to record the precise details of the Works, as completed by Contractor at his own cost and forwarded to the Engineer at least 2 weeks in advance of actual construction. Engineer-in-charge shall return one copy of the same for the Contractor's use with amendments if any marked on them after due discussion and agreement with the Contractor. Such approval shall not relieve the Contractor of any of his responsibilities in connection with Temporary Works. The Contractor will supply two copies of the approved drawings for the Engineer's use. The cost of preparing all such items of work shall be deemed to have been included in the respective rates / prices quoted by the Contractor in the Bill of Quantities. Failure to submit the "As Built" Drawings" shall be considered a default and it will lead to withholding the final payment to the Contractor till such time the default is made good by submitting the drawings complete.

9. Quality Assurance

9.1 To ensure the specified quality of work, which will also include necessary surveys, temporary works etc., the Contractor shall prepare a quality assurance plan and get the same approved from the Engineer-in-charge within a fortnight, from the date of work order. For this, the Contractor shall submit an organisation chart of his technical personnel to be employed on the work along with their qualifications, job descriptions, defining the functions of reporting, supervising, inspecting and approving. The Contractor shall also submit a list of equipment, plant and the machinery and instrumentation, which he proposes to deploy for the construction work and for testing in the field and / or in the laboratory and monitoring. The Contractor shall modify / supplement the organisation chart and the list of machinery; equipment results of quality laboratory etc. as per the directions of the Engineer-in-charge and shall deploy the personnel and equipment on the field as per the approved chart and list respectively. The Contractor shall submit written proposal, elaborating the methods & techniques he intends to adopt for execution of the work in accordance with the specifications. The proposal shall be got approved from the Engineer-in charge by incorporating the changes as suggested by him. The quality of the work shall be properly documented through certificates; records, checklists and logbooks of results etc. as per the system and formats got approved from the Engineer in Charge. Such records shall be maintained from the beginning of the work and be continuously updated and supplemented. It will be the responsibility of the Contractor to implement the quality assurance on all works under the Contract.

**10. Agent and Work Order Book**

- 10.1 The Contractor shall himself engage an authorized all time agent on the work capable of managing and guiding the work and understanding the specifications and contract conditions. A qualified and experienced Engineer shall be provided by the Contractor as his Agent for technical matters as approved by the Engineer-in-charge. He will take orders as will be given by the Engineer-in charge or his authorized representative and shall be responsible for carrying them out. This Agent shall not be changed without prior intimation to the Engineer-in-charge. The Engineer-in-charge has unquestionable right to ask for changes in the quality and strength of contractor's supervisory staff and to order removal from work of any of such staff. The Contractor shall comply with such orders and effect replacements to the satisfaction of the Engineer-in charge.
- 10.2 A work order book shall be maintained on site and it shall be the property of Owner and the Contractor shall promptly sign orders given therein by the Engineer or his representative or his superior officer, and comply with them. The compliance shall be reported by Contractor to the Consultant in good time so that it can be checked. The blank work order book with machine numbered pages will be provided by the Owner free of charge for this purpose. The Contractor will be allowed to copy out the instruction therein from time to time.

11 Site Office & Field Laboratory

- 11.1 The Contractor shall provide site office and field laboratory of adequate area as required for facility of site work. The office shall be located at the place allotted by the Corporation at nominal rent value and shall be adequately furnished as directed by the Engineer in Charge. The field laboratory shall be located adjacent to the site office. The office & the laboratory shall be provided with basic amenities like water supply, electric supply etc.
- 11.2 The Contractor shall also make available adequately furnished field office space for the use of staff of the Project Management consultant appointed by the Corporation. This office space may be in same office / lab premises as in 11.1 above. A vehicle shall also be made available at all times for use of PMC Officials if vehicle is not made available at all times penalty of Rs.30,000/- per month will be charged and deducted from contractors running bills.
- 11.3 Laboratory tables, cupboards, slotted angle storage racks, working space, washbasin, toilet facility, curing tank etc. shall be provided in the laboratory. The laboratory shall be equipped adequately for conducting field tests on aggregates, mortar & concrete and for preparing test samples for concrete



work. The items of Laboratory equipment to be provided at minimum, in the laboratory shall be as per Clause 15 of SCC.

- 11.4 The Contractor shall appoint a qualified Lab-in-Charge experienced in conducting the field tests and lab tests on concrete. The Contractor shall seek Engineer's approval for the appointment of the person. The contractor has to setup and establish the laboratory with requisite testing apparatus for testing of construction materials within a month from the date of work order, failing which non-refundable penalty of Rs. 5,000/-per day will be imposed on contractor for the period the Contractor remains in default.
- 11.5 The site office & the laboratory building shall be maintained by the Contractor. The maintenance shall include day to day up keep of the building, surroundings, repairs to building, furniture, fittings, office equipment and periodical painting to the surfaces, wars & watch during day & night. The laboratory set up shall be maintained till physical completion of the work in all respects, while the site office shall be maintained till the period of maintenance stipulated under the contract is over & the works are handed over to the Corporation.
- 11.6 The cost of constructing office cum laboratory, providing furniture and laboratory equipment and expenses incurred on the salaries of the personnel, manning the set up and maintenance & up keep of the building, furniture & equipment shall be considered as incidental to the work and no separate payment will be made for the same.
- 11.7 After completion of aforesaid period of maintenance, the Contractor shall demolish the building structure and remove all the equipment as per directions of the Engineer.

12. Modifications in the Basin Parameters

- 12.1 Any modifications due to manmade changes brought in the land use shall not modify the project area as defined in the tender; however contractor shall duly consider the effect of such modifications on the Storm Water Drainage System of the basin and shall bring it to the notice of the Engineer-In-Charge. Contractor shall then carry out necessary construction under the instruction of the Engineer-In-Charge who will assess the necessity to modify the designs & suitably instruct the contractor accordingly.
- 12.2 During the progress of the work Corporation may decide to execute part of the works included in this tender for storm water drainage or related works in areas outside the stipulated basin. Contractors shall carryout such works as instructed by Engineer in charge.

13. Handing over



- 13.1 After completion of the entire construction work to the satisfaction of the Engineer-In-Charge, a completion certification to that effect will be issued to the contractor. On receipt of the same the contractor will prepare required elaborate documents for handing over the works to the client for their verification and confirmation of taking over in writing. The documents will typically include (a) as built drawings of constructed structures and allied works, (b) all records as received from the client during the contract period for facilitating the construction work, (c) all records developed during the course of work such as photographic, video graphic, electromagnetic data and paper records, (d) Manufacturers' test certificates, (e) property plans and other records, if applicable, for the changed land use, if any, (f) any other. On completion of handing over the components by Contractor, he will continue to maintain the structures free of cost during the Defects Liability Period.
- 13.2 Contractor shall hand over the updated records of all the components of storm water drainage system of the basin. The components of the system are expected to be in the same or better condition as were at the start of the repair & maintenance period excluding expected wear & tear. Expected wear and tear shall be defined and mutually agreed by the contractor and Corporation mutually at the beginning of the repair and maintenance period.

14. List of Items of Lab Equipment to be Provided By the Contractor

15.1 General Equipment

S. No.	Description	Quantity
1	Balance ordinary, 20 Kg (Self indicating type)	1 No
2	Electronic Balance 5Kg	1 No.
3	Water bath electrically operated	1 No.
4	Thermometer (Dial Type)	2 No.
5	LPG stove	1 No
6	Hot plate	1 No.
7	Lab apparatus (Glassware, spatulas, wire gauges.etc)	As required
8	Set of IS sieves with lid & pan	
	a) GI Sieve, 450mm dia. set of Sieves.(63 mm to 4.75mm)	1 No.
	b) Brass Sieves, 200mm dia set of	1 No.



	Sieves(2.63 mm to 75micron)	
9	Water Testing kit	1 No.
10	First aid box	2 No

15.2 Cement & Concrete Testing Description Quantity on each site.

S. No	Description	Quantity
1	Vicat apparatus for testing setting time	1 Set
2	Slump testing apparatus	3 Set
3	Compression testing machine 200T capacity , hand cum electrically operated with flexural attachment	1 No
4	Needle vibrator 40mm	2 No
5	Air meter	1 No
6	Sieve shaker, electrically operated for 200 mm & 450 mm sieves	1 No
7	Concrete cube moulds	As required
8	Mortar cube moulds	As required
9	Cylinder mould 150mm x 300mm	As required

16. Samples and Testing Of Samples

- 16.1 The Contractor shall at his cost, make all arrangement and shall provide for all such facilities as the Engineer-in-charge may require for collecting, preparing and forwarding required number of samples for tests or for analysis at such time and to such place or places as may be directed by the Engineer and bear all charges and cost of testing including transport. Such samples shall be deposited with the Engineer in Charge, till these are sent for testing. Samples of materials approved by the Engineer shall be preserved during the construction period
- 16.2 The Contractor shall establish at site, a well-equipped field laboratory at his cost for testing of construction materials like sieve analysis, moisture content, flakiness index & compressive strength of concrete cubes, testing of cement, aggregates etc. for testing as specified in MoRT&H Specification for road & bridges.
- 16.3 All materials to be used on work, such as cement, rubble, bricks,



aggregates, steel, structural steel, nuts and bolts, paints, lime, bricks, aggregates, tiles, bearings, expansion joints, asphalt etc. shall be got approved in advance from the Engineer-in-charge & shall pass the test and analysis required by him, which will be (a) as specified in the specifications of the items concerned and / or (b) as specified by the India Road Congress Standard Specifications and code of practice for Roads and Bridges or (c) I.S.I. specification (wherever and whenever applicable) or (d) such recognized specifications acceptable to the Engineer-in-charge as equivalent thereto or in the absence of such authorised specification (e) such requirements / tests and / or analysis as may be specified by the Engineer-in-charge in the order of precedence given above. The contractor shall, if and when required, submit at his cost, the samples of materials to be tested or analyzed and if so directed, shall not make use of or incorporate in the work any materials represented by the samples until the required tests or analysis have been made and the materials finally accepted by the Engineer-in-Charge. The contractor shall not be eligible for any claim or compensation either arising out of any delay in the work or due to any corrective measures required to be taken on account of & as a result of testing of the materials. Contractor shall make available to the Engineer material test reports for ready-mix concrete and record of batching and trip-sheets for verification.

- 16.4 While testing samples furnished by him, the Contractor or his authorized representative will be allowed to remain present in the laboratory, where the Corporation has given samples for testing. The results of all the tests carried out at such laboratory, whether in the presence or absence of the Contractor or his authorized representative, will be binding on the Contractor.
- 16.5 Cost of conducting all regular and occasional quality control tests required as per specifications in the field laboratory or in any other laboratory as directed by the Engineer will be borne by Contractor. If in the opinion of the Engineer-In-Charge, any additional field or laboratory test is required to be conducted in-house or in any other laboratory for ascertaining the quality parameters, or for determination of suitability work or materials, or for verification of design requirements as per site specific conditions, the cost of such tests shall be borne by the Contractor including transport. Such samples shall also be deposited with the Engineer-in-charge till these are sent for testing. Samples of material shall also be preserved during the construction period.

17. Excavated Material

- 17.1 All surpluses rejected excavated stuff including rock / boulder shall be disposed off by the Contractor in a manner as directed by the Engineer in



charge or his authorized representative. Disposal area shall be identified by the Contractor and got approved from Engineer-in-charge prior to disposal. The surplus rejected material can be utilized by Contractor for other work on approval from Engineer in Charge.

18. Price Variation

- 18.1 Price variation shall be payable to the Contractor or recoverable from him, as per terms and conditions of the Price Variation Clause as per Govt. of Maharashtra, Public Works Department's Resolution No. CAT/06/04/148, dt. 16/05/2005. The Price Variation clause shall be applicable for construction period only. No escalation bill will be given during the O & M Period.
- 18.2 All the taxes and duties levied by the State and Central Govt. and by Local Bodies at the rates applicable during the Contract period shall be fully borne by the Contractor and shall not be reimbursed to him on any account. Thus, the tender shall be inclusive of all taxes, duties and levies etc. applicable including, LBT, Octroi, Works Contract Tax payable by the Contractor under the provisions of "Maharashtra Sales Tax as transfer of property in goods involved in the execution of Work Contract Act 1985" and its further amendments (Maharashtra ACT XIX of 1985) and also any increases in these taxes, duties, levies etc. during the Contract period. Any claims made by the Contractor arising out of any increase in prevailing rates of, or due to levy of any new taxes, duties and levies shall not be entertained, which may be noted carefully by the Contractor while submitting his tender.
- 18.3 Accompaniment to The Government Resolution, Public Works Department, No. CAT/06/04/148, dt. 16-05-2005**
- a) If during the operative period of the Contract as defined in condition (i) below, there shall be any variation in the Consumer Price Index (New Series) for industrial workers for Pune Center as per the labour Gazette published by the Commissioner of Labour, Government of Maharashtra and / or in the Whole-sale Price Index for all commodities prepared by the Office of Economic Adviser, Ministry of Industry, Government of India, or in the prices of petrol / oil and lubricants or in prices of major construction materials like bitumen, cement, steel, various types of metal pipes etc., then subject to other conditions, mentioned below, price adjustment on account of:
- I. Labour component
 - II. Material component



- III. Petrol, Oil, and Lubricants component
 - IV. Bitumen Component
 - V. HYSD & Mild Steel Component
 - VI. Cement Component
 - VII. C.I. and D.I. Pipes Component
- b) Calculated as per the formula herein after appearing, shall be made. Apart from these, no other adjustments shall be made to the contract price for any reasons, whatsoever. Component percentages as given below are, as of the total cost of work put to tender. Total of Labour, Material & POL component shall be 100 and other components shall be as per actual
- I. Labour component – K1 (13%)
 - II. Material component – K2 (84%)
 - III. Petrol, Oil, and Lubricants component – K3 (3%)
 - IV. Bitumen Component - Actual
 - V. HYSD & Mild Steel Component - Actual
 - VI. Cement Component - Actual
 - VII. C.I. and D.I. Pipe Component Actual
- Note:** If Cement, Steel, Bitumen, C.I. & D.I. Pipes are supplied on Schedule-A, then respective component shall not be considered. Also, if particular component is not relevant, the same shall be deleted.

a) Formula For Labour Component

$$V1 = 0.85 P \times [(K1 / 100) \times (L1 - L0) / L0]$$

Where,

- V1 = Amount of price variation in Rupees to be allowed for Labour component
- P = Cost of work done during the period under consideration minus the cost of Cement, HYSD / rebar Steel, Bitumen, C.I. & D.I. Pipes calculated at the basic star rates as applicable for the tender, consumed during the month under consideration. (The star rates are specified below)
- K1 = Percentage of labour component as indicated above
- L0 = Basic Consumer Price Index for Pune Center, shall be average consumer price index for the preceding month in which the last



date prescribed for receipt of tender, falls.

L1 = Average Consumer Price Index for Pune Center for the month under consideration.

b) Formula for Material Component

$$V2 = 0.85P \times [(K2/ 100) \times (M1 - M0) / M0]$$

Where,

V2 = Amount of price variation in Rupees to be allowed for Material component.

P = same as worked out for Labour Component.

K2 = Percentage of material component as indicated above

M0 = Basic wholesale Price Index shall be average wholesale price index for the preceding month in which the last date prescribed for receipt of tender, falls.

M1 = Average wholesale Price Index during the month under consideration.

c) Formula for Petrol, Oil and Lubricant Component

$$V3 = 0.85P \times [(K3/ 100) \times (P1 - P0) / P0]$$

Where,

V3 = Amount of price variation in Rupees to be allowed for POL component.

P = same as worked out for Labour Component.

K3 = Percentage of Petrol, Oil, Lubricant component

P0 = Average price of H.S.D. at Pune during the preceding month in which the last date prescribed for receipt of tender, falls.

P1 = Average price of H.S.D. at Pune during the month under consideration.

**d) Formula for Bitumen Component**

$$V4 = QB \times (B1 - B0)$$

Where,

V4 = Amount of price variation in Rupees to be allowed for Bitumen component.

QB = Quantity of Bitumen (Grade) in metric tones used in the permanent Works and approved enabling works during the month under consideration.

B1 = Current average price in Rupees in per metric tonne of Bitumen (Grade) under consideration including taxes (Octroi, Excise, Sales Tax) as circulated by RBI bulletin / Oil companies such as IOC, HPCL, BPCL for Pune region for the month under consideration.

B0 = Basic rate of Bitumen in rupees per metric tonne as considered for working out value of "P", shall be as per Clause -8 i.e. the star rate for basic material as considered for estimate.

The star rate for bitumen may be revised if felt necessary based on prevailing market conditions prior to award of contract & shall be communicated in writing along with the work order, which will be binding to the contractor.

e) Formula for HYSD/ Rebar and Mild Steel Component

$$V5 = QS \times (S1 - S0)$$

Where,

V5 = Amount of price variation in Rupees to be allowed for HYSD / Mild Steel Component.

QS = Quantity of steel in M.T. used in the work during the month under consideration.

S0 = Basic rate of Steel in rupees per metric ton as considered for working out value of

"P", shall be as per Cl-8 i.e. the star rate for basic material as considered for estimate.

S1 = Current average price in Rupees in per metric ton of Rebar/Mild Steel under consideration including taxes (Octroi, Excise, Sales Tax) as circulated by RBI bulletin for Pune region for the period under consideration.



The star rate for steel may be revised if felt necessary based on prevailing market conditions prior to award of contract & shall be communicated in writing along with the work order, which will be binding to the contractor.

f) Formula for Cement Component

$$V6 = QC \times (C1 - C0)$$

Where,

V6 = Amount of price variation in rupees to be allowed for cement component.

QC = Quantity of cement in M.T. used in the work during the month under consideration

C0 = Basic rate of Cement in rupees per metric tonne as considered for working out value of "P", shall be as per Clause-8 i.e. the star rate for basic material as considered for estimate.

C1 = Current average price in Rupees in per metric tonne of Cement under consideration including taxes (Octroi, Excise, Sales Tax) as circulated by RBI bulletin for Pune region for the month under consideration.

The star rate for Cement may be revised if felt necessary based on prevailing market conditions prior to award of contract & shall be communicated in writing along with the work order, which will be binding to the contractor.

i) Formula For CI/DI. Pipe Component

$$V7 = QD \times (D1 - D0)$$

Where,

V7 = Amount of price escalation in rupees to be allowed for C.I./D.I. pipe components

QD = Tonnage of C.I. / D.I. pipes used in the works during the the month under consideration.

D1 = Average Pig Iron price in rupees per tonne during the month under consideration (published by HSCO)

D0 = Pig Iron basic price in rupees per tone considered for working out



value of P

g) The Star Rates for Base Material for Estimate Are as Follows

- | | |
|-------------------------|----------------------|
| i. Cement ... | Rs. 6,600/- per M.T |
| ii. HYSD Steel ... | Rs. 46275/- per M.T |
| a. Mild Steel ... | Rs. 46275/- per M.T |
| b. Structural Steel... | Rs. 47800/- per MT |
| iii. Bitumen (VG 30)... | Rs. 40280.76 per M.T |

Note: The above-mentioned rates of materials i.e. cement, steel & bitumen have been considered for estimate, however for calculation of escalation for cement, steel & bitumen respective clauses shall prevail.

18.4 The following conditions shall prevail:

- a) The operative period of the contract shall mean the period commencing from the date of the work order issued to the Contractor and ending on the date on which the time allowed for the completion of the works specified in the Contractor for works expires, taking into consideration the extension of time, if any, for completion of the work granted by the Engineer-in-charge under the relevant clause of the conditions of contract in case other than those where such extension is necessitated on account of default of the Contractor. The decision of the Engineer-in charge as regards the operative period of the contract shall be final and binding on the Contractor. Where any compensation for liquidated damages is levied on the Contractor on account of delay in completion or inadequate progress under the relevant contract provisions, the price adjustment amount for the balance of work from the date of levy of such compensation shall be worked out by pegging all the indices, L1, M1, P1, B1, S1, C1 and D1 to the levels corresponding to the date from which such compensation is levied.
- b) This price variation clause shall be applicable to all contracts but shall not apply to piece works. The price variation shall be determined during each quarter as per formula given in above clause.
- c) The price variation under this clause shall not be payable for the extra items required to be executed during the completion of the work and also on the excess quantities of items payable under the provisions of Clause 38 of the additional special conditions of the contract, since the rates



payable for extra items or the extra quantities under the same Clause 38 of the additional special conditions of the contract are to be fixed as per the then applicable Schedule of rates of the Corporation till completion of such work. In other words, when the completion / execution of extra items as well as extra quantities under Clause 38 of the additional special conditions of the contract extends beyond the operative date of the then applicable Schedule of rates of the Corporation, then rates payable for the same beyond the date shall be revised with reference to the then applicable schedule of rates prevalent at that time on year to year basis or revised in accordance with mutual agreement thereon, as provided for in the Contract, whichever is less.

- d) This clause is operative both ways i.e. if the price variation as calculated above is on the plus side, payment on account of the price variation shall be allowed to the contractor and if it is on the negative side, the Corporation shall be entitled to recover the same from the Contractor and the amount shall be deductible from any amounts due and payable under the contract.
- e) To the extent that full compensation for any rise or fall in costs to the Contractor is not entirely covered by the provisions of this or other clauses in the contract, the unit rate and prices included in the contract shall be deemed to include amounts to cover the contingency of such other actual rise or fall in costs.

19. Extra Items of Works/Claims

- 19.1 Bills for extra work or of any claim shall be paid separately apart from the interim bills for the main work. The payment of bills for the main work shall not be withheld for want of decisions on the extra or claims not covered in the appendices.
- 19.2 Claim for extra work shall be registered within 30 days of the occurrence of the event. However, bills for these claims including supporting data / details may be submitted subsequently after obtaining necessary approvals from the employer.

20. Ancillary Works

- 20.1 The Contractor shall submit to the Engineer-in-charge in writing the details of all ancillary works including layout and specifications proposed to be followed for their construction. Ancillary work shall not be taken up in hand unless approved in writing by the Engineer-in-charge. The Engineer-in-charge reserves the right to suggest modifications or make complete changes in the layout and specifications proposed by the Contractor whether accepted previously or not, at any stage, to ensure the safety on the work site. The Contractor shall carry out all such modifications to the ancillary works, at his own expenses as ordered by the



Engineer-in-charge.

21. Incentive For Completion Ahead Of Schedule

21.1 In the event, the Contractor completes the work ahead of its time of completion as notified in the tender, to the satisfaction of Engineer-in-Charge, and receives completion certificate as per the relevant clause in contract agreement, he is entitled for award of bonus at the rate of 0.5% (point five percent) of accepted tender cost per month computed on per day basis for the period counted from the date of actual completion and the date of completion as notified in the tender as aforesaid. The bonus shall be subject to maximum limit of 1.0% (one percent) of accepted tender cost.

22. Penalty For Delay In Completion

Please refer Clause 2 of Additional Special conditions.

23. Suspension of Works

24.1 The Contractor shall on written order of the Engineer-in-charge suspend the progress of the works of any part thereof for such time or times and in such manner as the Engineer-in-charge may consider necessary and shall during such suspension properly protect and secure the work, so far as it is necessary in the opinion of the Engineer-in-charge.

24.2 If the suspension as above is ordered for no fault of the contractors:

- a) The Contractor shall be entitled to an extension of time and.
- b) If the total period of all such suspensions of the entire works exceeds 30 days, the Contractor shall, in addition to be entitled to compensation, as the Engineer-in-charge may consider reasonable, in respect of salaries and / or wages actually paid by the Contractor to his site employees and labour remaining idle during the period of suspension, adding thereto a percentage of 10% to cover indirect expenses of the Contractor, provided the contractor produces documentary evidence in support thereto, to the satisfaction of the Engineer-in-charge including convincing justification why such employees and labour could not be discharged or directed to other works.

24.3 The payment of any penalty shall not relieve the contractor from his obligation to complete the works or from any other obligation and liabilities under the contract.

25. Contractor's Liability of Insurance

26.1 From commencement to completion of the work and during defect liability period, the contractor shall take full responsibility for the care thereof and



for taking precautions to prevent loss or damage and to minimize loss or damage to the greatest extent possible and shall be liable for any damage or loss that may happen to the works or any part thereof from any cause whatsoever and shall at his own cost repair and make good the same so that at completion of defect liability of the works shall be in good order & condition & in conformity in every respect with requirement of the contractor.

- 26.2 Without limiting the obligations and responsibilities under this condition the Contractor shall Insure the works (from commencement to completion) and for defect liability period, the tools and plant hired to the Contractor and all materials at site, to their full value against the risk or loss or damage from whatever cause arising other than the expected Risks. The said insurance shall be in the joints names of owner and the contractor. Contractor shall deposit with the Engineer In-Charge all the said policies in Original. The Contractor shall get Contractor's All Risk (CAR) policy for the full amount of contract from approved Insurance Company upto defect liability period. The premium shall be paid promptly by the contractor. All moneys payable by the insurers under such policy or policies shall be recovered by owner and shall be paid to the Contractor in installments by the Engineer for the purpose of rebuilding or replacement or repair of the works & or goods destroyed or damaged as the case may be.
- 26.3 The Contractor shall indemnify and keep indemnified the owner/his Representative against all losses and claims for injuries or damage to any person or any property whatsoever which may arise out of or in consequence of the construction and maintenance of the works and against all claims, demands, processing damages, costs charges and expenses whatsoever in respect of or in relation there to provided always that nothing herein continued shall be deemed to render the Contractor liable for or in respect of or to indemnify the owner/his Representative against any compensation or damage caused by the expected Risks.
- 26.4 Before commencing execution of the work, the Contractor shall without in any way limiting his obligations and responsibilities under his condition, insure against any damage, loss or injuries which may occur to any property, or to any person (including any employee of owner) by or arising out of carrying out of the Contract.
- 26.5 The Contractor shall at all times, indemnify the owner/his Representative against all claims, damages or compensation under the provision of payment of Wages act 1936, Minimum Wages Act 1948, Employer's Liability Act 1938, the Workman's Compensation Act 1923, Industrial Disputes Act 1947, and the Maternity Benefit Act 1961, the Bombay Shop and Establishment Act 1947 or any other industrial or labour law applicable to the workman, or any modifications thereof or any other law relating



thereto and rules made there under from time to time or as consequence of any accident or injury to any workman or other persons in or about the works, whether in the employment of the Contractor or not, save and except where such accident or injury has result from any act of owner their agents or servants and also against all cost, charges and expenses of any suit, action or proceedings arising out of such accident or injury and against all sum or sums which may with the consent of the Contractor be paid to compromise or compound any such claim. Without limiting his obligations and liabilities as above provided, the contractor shall insure against all claims, damage or compensation payable under the Workmen's Compensation Act 1923 or any modification thereof any other law relating thereto.

- 26.6 The aforesaid insurance policy/policies shall provide that they shall not be cancelled till the Engineer has agreed to their cancellation.
- 26.7 The Contractor shall prove to the Engineer from time to time that he has taken out all the insurance policies referred to above and has paid the necessary premiums for keeping the policies alive till expiry of the Defects Liability Period and O & M period of 5 years.
- 26.8 The Contractor shall ensure that similar insurance policies are taken out by his Sub-Contractor (if any) and shall be responsible for any claim or losses to owner resulting from their failure to obtain adequate insurance protection in connection thereof. The Contractor shall produce or cause to be produced by his Sub-Contractor (if any) as case may be, the relevant policy or policies and premium receipt as and when required by the Engineer.
- 26.9 If the Contractor and / or Sub-Contractor (if any) shall fail to effect and keep in force the insurance referred to above or any other insurance which he / they may be required to effect under the terms of the contract, then and in any such case, owner may without being bound to, effect and keep in force any such insurance and pay such premium or premiums as may be necessary for that purpose and from time to time deduct the amount so paid by owner from any moneys due or which may become due to the Contractor or recover the same as a debt due from the Contractor. Provisions made in relevant clause in Additional SCC shall also be applicable.

27. Defective Work

- 27.1 All defective works are liable to be demolished rebuilt and defective material shall be replaced by the Contractor at his own cost. All work shall be as per specification specified and in line and level as per approved drawings only. In the event of such works being accepted by carrying out minor repair as specified by the Engineer, the cost of such repair, rectification etc. shall



be borne by the Contractor.

28. Defect Liability

- 28.1 Defect Liability Period (DLP) : In these conditions the expression "Defect Liability Period" shall mean defect liability period as per standard PMC norms for all works including asphalt and concrete work covered under Contract after date of construction period certified by the Engineer.
- 28.2 Completion of outstanding work and remedying defects to the intent that the works shall, at or as soon as practicable after the expiration of the Defect Liability Period be delivered to the employer in the condition required by the contract, fair wear and tear excepted, to the satisfaction of the Engineer. The contractor shall:
- a) Complete the work, if any, outstanding on the date stated in the taking over certificate as soon as practicable after such date
 - b) execute all such work of amendment, reconstruction and remedying defects shrinkages or other faults as the Engineer may, during the Defects Liability Period or within 14 days after its expiration, as a result of an inspection made by or on behalf of the Engineer prior to its expiration, instruct the contractor to execute.
- 28.3 Cost of remedying defects all work referred to in sub-clause 26.2 (b) shall be executed by the Contractor at his own cost.
- 28.4 Contractor's failure to carryout instructions in case of default on the part of the Contractor in carrying out such instruction within a reasonable time, the employer shall be entitled to employ and pay other persons to carry out the same and if such work is work which in the opinion of the Engineer, the contractor was liable to do at his own cost under the Contract, then all costs consequent thereon or incidental thereto shall, after due consultation with the Employer and the Contractor, be determined by the Engineer and shall be recoverable from the contractor by the Employer and may be deducted by the Engineer shall notify the contractor accordingly with a copy to the employer.
- 28.5 Contractor to search, if any defect, shrinkage or other fault in the works appears at any time prior to the end of the Defects Liability Period the Engineer may instruct the contractor with copy to the Employer to search under the directions of the Engineer for the cause thereof. Unless such defect, shrinkage or other fault is one for which the contractor is liable under the Contract, the Engineer shall after due consultation with the Employer and the contractor, determine the amount in respect of the costs of such search incurred by the contractor, which shall be added to the Contract Price and shall notify the contractor accordingly, with a copy to the



employer. If such defect, shrinkage or other fault is one for which the contractor is liable, the cost of the work carried out in searching as aforesaid shall be borne by the Contractor and he shall in such case remedy such defect, shrinkage or other fault at his own cost.

29. Environmental Considerations

29.1 Soil Erosion, Sedimentation and Land Instabilities The issue in the improvement of the distribution network relates to the excavation of pipe laying areas, and the requirement of quarry and borrows pit areas to supply required aggregates and sands. To minimize the impacts of erosion and sedimentation due to excavation following measures shall be taken:

- a) Avoid excavation works in monsoon season
- b) Controlled stockpiling of the excavated earth and protection from runoff erosion, and wind erosion.
- c) Prohibition of stockpiling along the drainage line and along the pipe trenches beyond permissible limit.
- d) Prohibition of littering of the excavated earth in the adjoining land.
- e) Controlled use of heavy excavating machinery to minimize the unnecessary over excavation and disturbance to large ground area.
- f) Special measures of civil and bioengineering erosion protection for pipe laying across the steep areas, river and gully crossings.
- g) Supplement required aggregate material from permitted quarry sites and avoid using new quarry and borrow pit.
- h) Reuse of the generated earth spoils in Back fill and various other projects

29.2 Change in Water Quality

To minimize the impacts on the water quality, following mitigating actions shall be taken:

- a) Establishment of a good camping facility with provisions of drainage and on-site sanitation.
- b) Establishment of good sanitary facilities (toilets, washing taps, drinking water facilities, and bathing facilities) within the camp and construction site and maintain their sanitary conditions.
- c) Prohibition on the discharge of the sanitary liquids and toxic liquids such as spent oils, burnt Mobil, grease, lubricants, grouting chemicals, and additives in land and water bodies from the construction work sites.
- d) Establishment of storage areas for construction aggregates and construction materials in covered and uncovered areas as per requirement.



- e) Storage of hazardous materials such as liquid fuels, lubricants or chemicals in banded areas to retain the total volume and to avoid spillage pollution and safety hazards to workers.
- f) Establishment of separate bonded areas for the collection and storage of all the toxic material wastes including batteries, oil filters, mobile, burnt oils etc.
- g) Establishment of a separate storage areas for all punctured redundant chemical containers (drums, carboys, flasks etc.)
- h) Establishment of separate storage area for the wastes of packaging materials such as plastic bags, jute bags, cardboard, paper etc. for later reuse or sale.
- i) Prohibition on urination and defecation in open areas and waterways
- j) Restriction on the littering and incineration of solid wastes, and
- k) Encourage establishment and management of a solid waste on-site composting, segregation of recycled waste at source and collection facility in the camps and construction site

Apart from above measures Special measures will be employed to contain the potential water contamination of water supply system during laying of storm water drains. The people of the service area shall be informed of the work and the potential of water contamination during work, if any. The people for the period will be advised to take temporary water purification measures before its consumption.

29.3 Change in Air Quality

- a) Water sprinkling in the construction road corridors (gravel and earthen) at least three times in a day in the dry season;
- b) Compaction and water sprinkling regularly in the spoil disposal sites;
- c) Gravelling of the earthen access roads used frequently for the construction;
- d) Wheel washers to be provided at the exit of active sites;
- e) Speed limits for the vehicles plying in the dusty construction roads;
- f) Use of construction vehicles complying with mass emissions standards (MOPE – 1999);
- g) Regular maintenance of the equipment as per the manufacturer's specifications to meet the emission standards;
- h) Stabilization and covering of the loose stockpiles (to be used for later rehabilitation) by using plastic covers;
- i) Prohibition of vehicle movement during construction phase



- j) Additional spoils are recommended for immediate removal and cleaning of the road corridor prior to the opening of the road for vehicle.

29.4 Noise and Vibration Following measures shall be adhered to for the control of noise and vibration:

- b. Fitting of mufflers to all equipment (air compressors, diesel generators, ventilators etc.) and vehicles to confine noise levels
- c. Speed restriction to the construction vehicles in areas close to the settlement and structures to minimize the noise and vibration impacts
- d. Use air horns only in the construction vehicles and prohibition of horn honking
- e. Regular maintenance of all the equipment as per manufacturers specifications to reduce the engine noises
- f. Prohibition of aggregate crushing and blasting in the urban areas
- g. Assessments of the structures close to the construction sites prior to the commencement of construction activity and prepare a record for later assessment.
- h. Compensation to the damage of structures, if found related to the vibration and overpressure.

29.5 Change in Soil Quality

To minimize the change in soil quality following measures shall be taken:

1. Scrapping of topsoil in the excavation sites and stockpiling the top soil in a secure area for later rehabilitation purpose.
2. Prohibition of littering of construction waste and disposal of the waste as per their character in safe disposal sites.

29.6 Socio-Economic and Cultural Environments

To avoid or minimize the damage to the cultural monuments, public land, open space, following measures shall be taken:

- a) Protection of local monuments as temples, ponds, old trees (> 100 years) by providing temporary fencing if located close to the work places
- b) Prohibition of disposal of construction debris, spoils and other harmful materials.

29.7 Loss of Land, Buildings and Affected Families

- a) Compensation, Resettlement and Rehabilitation

During the construction period, the damaged infrastructures like



electricity poles, telephone poles, drinking water pipes, sewage pipes and roads all have to be repaired and replaced by the contractor. Further, the public has to be informed prior to such damages and during the obstruction period it will be the responsibility of Contractor of supplying drinking water by tankers and arranging temporary electricity and telephone lines from alternative places free of costs. The activity shall be organized in minimum possible times to minimize the discomfort to residents. The total cost incurred in the repair and rebuilding must be borne by the Contractor.

30. Strata

Strata considered for quantity estimation of excavation is tentative.

31. Change in Site

No claims shall be paid on account of reasonable change in site, foundation strata or orientation as the circumstances may call for.

32. Tools and Plant

All tools, instruments, machinery and all material shall be acquired by the contractor.

33. Assistance in Procuring Priorities, Permit, etc.

The Engineer on written request by Contractor will, if in his opinion the request is reasonable and in the interest of work and its progress, assist the contractor in securing the priorities, for deliveries, transport, permits for controlled materials, etc. where such are needed. The PMC will not however be responsible for the non-availability of such facilities or delays in this behalf and no claims on account of such failure.

34. Appointment of Project Management Consultant (PMC)

The work under this contract shall be undertaken with the help of Project Management Consultant (PMC) who will assist Corporation in execution of the Contract.

All decisions regarding the work in such case shall be taken by the PMC on behalf of Employer and will be binding on the Contractor.

9B. MODEL RULES FOR LABOUR WELFARE

1. Definitions

Work Place: "Work Place" means a place at which an average 20 or more workers are employed.

Large Work Place: "Large Work Place" means a place at which on an average 500 or more workers are employed.

2. First Aid



- 2.1. At every workplace, there shall be maintained in a readily accessible place first aid and appliances including an adequate supply of sterilized dressings and sterilized cotton wool as prescribed in the factory rules of the State in which the work is carried on. The appliance shall be placed under the charge of a responsible person who shall be readily available during working hours.
- 2.2. At large work places where hospital facilities are not available within easy distance of the works, first -aid posts shall be established and be run by a trained compounder.
- 2.3. Where large places are remotely situated and far away from regular hospitals indoor words shall be provided with one be for every 250 employees.
- 2.4. Where large work places are situated in cities, towns or in their suburbs and no bed are considered necessary owing to the proximately of city to town hospitals, suitable transport shall be provided to facilities removal of urgent cases those hospitals. At other work places some conveyance facilities shall be kept readily available to take injured person or persons suddenly taken seriously ill, to the nearest hospital.
- 2.5. At large work places there shall be provided and maintained an ambulance room of the prescribed size of such medical and nursing staff as may be prescribed. For this purpose the relevant provisions of the Factory Rules of the State Govt. of the area where the work is carried on may be taken as the prescribed standard.

3. Accommodation for labour

- 3.1. The Contractor shall during the progress of the works provide erects and maintain necessary temporary living accommodation and facilities for labour at his own expenses and to standards and scales as approved by the Engineer. However, no Government land will be provided for this.

4. Drinking Water

- 4.1. In every working place there shall be provided and maintained at suitable places, easily accessible to labour and a sufficient supply of cold water fit for drinking.
- 4.2. Where drinking water is obtained from an intermittent public water supply each work place shall be provided with storage where drinking water shall be provided.
- 4.3. Every water supply storage shall be at a distance of not less than 15 meters from any latrine, drain or any other source of pollution. The well shall be properly chlorinated before water is drawn from it for drinking. All such wells shall be entirely closed in an and be provide with a trap door which shall be dust and water proof.
- 4.4. A reliable pump shall be fitted to each covered well, the trap door shall be kept locked and opened only for cleaning or inspection which shall be dust and water proof.

5. Washing and Bathing Places

- 5.1. Adequate washing places shall be provided separately for men and women. Such places shall be kept in a clean and drained condition.



6. Scale of Accommodation in latrines and Urinals

6.1. There shall be provide within the premises of every work place, latrines and urinals in an accessible place, and the accommodation separately for each of these, shall not be less than at the following scales.

7. No. of Seats

a) Where number of persons does not exceed 50, 2 seats b) Where number of persons exceeds 50 but does not Exceed 100, 3 seats c) For additional persons, 3 seats

In particular cases; the Engineer shall have the power to vary the scale, where necessary.

8. Latrines and Urinals

8.1. Except in work places provided with water flushed latrines and urinals screened from those for men and marked in the vernacular in conspicuous letter, "FOR WOMEN ONLY" shall be provide on the scale specified herein above. Those for men should be similarly the figures of a man and a woman shall also be exhibited at the entrance to latrines for each sex. There shall be adequate supply of water to latrines and urinals.

9. Construction of Latrines

9.1. Inside wall shall be constructed of masonry or other non-absorbent materials and shall be cement washed inside and outside at least once a year. The dates of cement washing shall be noted in a register maintained for the purpose and kept available for inspection, latrines shall have at least a thatched roof.

10. Disposal of Excreta

10.1 Unless otherwise arranged for by the local sanitary authority arrangements for proper disposal of excreta by incineration at the work place shall be made by means of suitable incinerator approved by the local medical, health and municipal or cantonment authorities. Alternatively, excreta may be disposed of by putting a layer of bight soil at the bottom of pucca tank prepared for the purpose and covering it with a 15cm, layer of waste or refuse and then covering it with layer of earth for a fortnight (when it will rub to manure).

10.2 The Contractor shall, at his own expenses, carry out all instructions issued to him by the Engineer to effect proper disposal of soil and other conservancy work in respect of Contractor's work people or employees on the site. The Contractor shall be responsible for payment of any charges which may be levied by municipal or cantonment authority for execution of such work on his behalf.

11. Provision of Shelter During Rest

11.1 At every work place there shall be provided free of cost four suitable sheds, two for meals and two others for a rest separately for use of men and women labour. Height of each shelter shall not be less than 3 meters from floor to lowest part of the roof. Shed shall be kept clean and the space provides shall be on the basis of at least 0.5 Sq. meters per head.

12. Crèches



- 12.1 At a place at which 20 or more women workers are ordinarily employed, there shall be provided at least one hut for use of children under age of 6 years.
- 12.2 Huts shall not be constructed of a standard not lower than that of pitched roof, mud floor and walls with wooden planks spread over mud floor and covered with matting.
- 12.3 Huts shall be provided with suitable and sufficient openings for light and ventilation. There shall be adequate provision of sweepers to keep the places clean. There shall be two "Dais" in attendants. Sanitary utensils shall be provided to the satisfaction of local medical, health and municipal or cantonment authorities. Use of huts shall be restricted to children, their attendants and mothers of children.
- 12.4 Where the number of women workers is more than 25 but less than 50, the Contractor shall provide at least one Hut, one Dai to look after the children of Women workers. Size of the crèche(s) shall vary accordingly to the number of women workers employed.
- 12.5 Crèche(s) shall be properly maintained and necessary equipment like toys, etc. provided.

13. Canteen

- 13.1 A cooked food canteen on a moderate scale shall be provided for the benefit of workers wherever it is necessary.

14. Administration of Structures

- 14.1 Planning, sitting and erection of the above mentioned structures shall be approved by the Engineer and the whole of such temporary accommodation shall at all times during the progress of the Works be kept tidy and in a clean and sanitary condition to the satisfaction of the Engineer-in-charge and at the Contractor's expenses. The Contractor shall conform generally to sanitary requirements of local medical, health and municipal or cantonment authorities and at all times adopt, such precautions as may be necessary to prevent soil pollution of the site.
- 14.2 On completion of the Works the whole such temporary structures shall be cleared away, all rubbish burnt, excreta or other disposal pits or trenches filled in and effectively sealed off and the whole of the site left clean and tidy to the entire satisfaction of the Engineer-in-charge at the Contractor's expenses.

15. Anti-Malaria Precautions

- 15.1 The Contractor shall, at his own expenses, conform to anti-malaria instructions given to him by the Engineer including the filling up of any borrow pits which may have been dug by him.
- 15.2 These are minimum facilities required to be provided. If the Contractor provide any extra facility as per requirement, PMC will not compensate him for the



facility.

16. Enforcement

- 16.1 The Inspecting Officer or any other Officer nominated on this behalf by the Engineer shall report to the Engineer all cases of failure to comply with the provisions of these Rules either wholly or in part, specifying the penalties to be levied for such breach of these provisions. The sum to be levied as penalty shall, however, be fixed in accordance with the provision of the Safety Code included herein under.

17. Interpretations etc.

- 17.1 On any question as to the application, interpretations or effect of these Rules and decisions of the Chief Labour Commissioner or Deputy Labour Commissioner shall be final and binding.

18. Amendments

- 18.1 The Department may, from time to time, add to or amend these Rules and issue such directions it may consider necessary for the proper implementations of these rules or for the purpose of removing any difficulty which may arise in the administrative thereof.

19. Safety Code

- 19.1 Suitable scaffolds shall be provided for workmen for all works that can not be safely done from the ground, or from solid construction except such short period work as can be done safely from ladders.
- 19.2 When a ladder is used an extra mazdoor shall be engaged for holding the ladder and if the ladder is used for carrying materials as well, suitable footholds and handholds shall be provided on the ladder and the ladder shall be given an inclination not steeper than $\frac{1}{4}$ to 1 (1/4 horizontal and 1 vertical).
- 19.3 Scaffolding or staging more than 3.25m above the ground or floors, swing or guard rail properly attached, bolted braced and otherwise secured at least one tone meter high above staging and extending along the entire length of the outside and ends thereof with only such opening as may be necessary for the delivery of materials. Such scaffolding or staging shall be so fastened as to prevent it from swaying from the building or structure.
- 19.4 Working platforms, gangways and stairway shall be so constructed that they do not unduly or if more than 3.25 meters above ground level or floor level, it shall be closely bordered, have adequate width and be suitable fenced as described herein above.
- 19.5 Every opening in the floor of the building or in a working platform shall be provided with suitable means to prevent falls on persons or materials by providing suitable fencing or railing with minimum height of one meter.



- 19.6 Safe means of access shall be provided to all working platform and other working places. Every ladder shall be securely fixed. No portable single ladder shall be over 9 m in length; width between side rails in rung ladder, shall in no case be less than 30 cm for ladders up to and including 3 m in length. For longer ladders this width shall be increased at least 6mm for each additional 30 cm of length. Uniform step spacing shall not exceed 30cm.
- 19.7 Adequate precautions shall be taken to prevent danger from electrical equipment. No materials on any of the sites shall be so stacked or placed as to cause danger or inconvenience to any person or the public. The Contractor shall provide all necessary fencing and light to protect the public from accidents and shall be bound to bear expenses of defense of every suit, action or other proceedings at law that may be brought by any person for injury sustained owing and costs which may be awarded in any such suit action or proceedings.
- 19.8 To any such persons or which may consent of the Contractor, to be paid compromise any such persons.

20. Excavations and Trenching

- 20.1 All trenches 1.5m or more in Department shall at all times be supplied with at least one ladder for each 30 m in length or fraction thereof. Ladders shall be extended from the bottom of the trench to at least one meter above surface of the ground. Sides of a trench which is 1.5 or more in Department shall be stepped back to give a suitable slope, or security held by timber bracing, so as to avoid any danger of sides collapsing Excavated materials shall not be placed within 1.5m of the edge of trench or behalf of the Department of trench whichever is more. Cutting shall be done from top to bottom. Under no circumstances shall undermining or undercutting be done.

21. Demolition

- 21.1 Before any demolition work is commenced & also during the process of work,
- a) All roads and open areas adjacent to the work site shall either be closed or suitably protected.
 - b) No electric cables or apparatus which is liable to be a source of danger or a cable or apparatus used by the operator shall remain electrically charged.
 - c) All practical steps shall be taken to prevent danger to persons employed, from risk or fire or explosion, or flooding No floor roof or other part or a building shall be so overload with debris or materials as to render it unsafe.

22. Safety

- 22.1 All necessary personnel safety equipment as considered adequate by the Engineer shall be available for use of persons employed on the site and maintain in a condition suitable for immediate use, and the Contractor shall take adequate steps to ensure proper use of equipment by those concerned:



- a) Workers employed on mixing asphalt materials, cement and lime mortars concrete shall be provided with protective eye-shield.
- b) Those engaged in handling any materials which is injurious to eyes shall be provided with protective goggles.
- c) Those engaged in welding shall be providing with welder's protective eye shield.
- d) Stone breakers shall be provided with protection goggles and protective clothing and seated at sufficiently safe intervals.
- e) When workers are employed in sewers and manholes which are in use, the Contractor shall ensure that manhole covers are opened and manholes are ventilated at least for an hour before workers are allowed to get into them.
Manholes opened shall be cordoned off with suitable railing and provided with warning signals or boards to prevent accident to public.
- f) The Contractor shall not employ men below the age of 18 and women on the work of painting with products containing lead in any form. Whether men above the age of 18 are employed on the work of lead painting, the following precautions shall be taken.
 - i. No paint containing lead or lead product shall be used except in the form of paste or readymade paint.
 - ii. Suitable face masks shall be supplied for the use by workers when paint is applied in the form of spray or a surface having lead paint dry rubbed and scrapped.
 - iii. Overalls shall be supplied by the Contractor to workmen and adequate facilities shall be provided to enable working painters to wash during and on cessation of work. When work is done near any place where there is a risk of drowning, all necessary equipment shall be provided and kept ready for use and all necessary steps taken for prompt rescue of any persons in danger and adequate provision made for prompt first aid treatment of all injuries likely to be sustained during the course of the work.

23. Hoisting Machines

- 23.1 Use of hoisting machines and shackle including their attachments, anchorages and supports shall conform to the following:
- a) These shall be of good mechanical construction, sound materials and adequate strength and free from potent defects and shall be kept in good repair and in good working order; and
Every rope used in hoisting or lowering materials or as a means of suspension shall be durable quality and adequate strength and free from potent defects.
 - b) Every crane driver or hoisting appliance operator shall be properly qualified and no person under the age of 21 years shall be in charge of



- any hoisting machine including any scaffold winch or give signals to operation.
- c) In the case of every hoisting machine and of every chain ring hook, shackle swivel and pulley used in hoisting or lowering or as a means of supervision, safe working load shall be ascertained by adequate means every hoisting machine and all gear referred to above shall be plainly marked with the safe working load. In case of a hoisting machine having variable safe working load each safe working load and the conditions under which it is applicable shall be clearly indicated. No part of any machine or of any gear referred to above in this paragraph shall be loaded beyond the safe working load except for the purpose of testing.
- d) In the case of departmental machines the safe working load shall be notified by the Engineer. With regard to Contractor's machines the Contractor shall notify safe working load of each machine to the Engineer wherever he brings it to site of work and get it verified by the Engineer.
- 23.2 Motors, gearing, transmission, electric, wiring and other dangerous parts of hoisting appliance shall be provided with such means as will reduce to the minimum risk of any part of a suspended load being accidentally displaced, when workers are employed.
- 23.3 On electrical installations which are already energized, approved insulating materials wearing such as gloves, sleeves and coats as may be necessary, shall be provided. Workers shall not wear any rings, watches or carry keys or other materials which are good conductors of electricity.
- 23.4 All scaffolds, ladders and other safety devices mentioned or described herein shall be maintained in a safe condition and no scaffold, ladder or equipment shall be altered or removed whilst it is in use. Adequate washing facilities shall be provided at or near places of work.
- 23.5 These safety provisions shall be brought to the attention of all concerned by display on a notice board at a prominent place at the work spot. Persons responsible for ensuring compliance with the safety code will be named therein by the Contractor.
- i. To ensure enforcement of the rules and regulations relating to safety procedures arrangements made by the Contractor shall be open to inspection by the Engineer or his representative and the Inspecting Officers.
- ii. Failure to comply with the provisions hereunder shall make the Contractor liable to pay to the Department as penalty an amount not exceeding Rs. 50/-per each default and the decision of the Engineer shall be final and binding.

Notwithstanding the above conditions the Contractor is not exempted from the operation of any other Act or Rules in force.

24. Miscellaneous



- a) For providing electric wiring or water line etc. recesses shall be provided through walls, slabs, beams etc. later on refilled it with bricks or stones chipping, cement mortar without any extra cost.
- b) It is presumed that the Contractor has gone carefully through the latest MORTH specifications for roads and bridges, standard specification (Vol.I& II, 2001 edition) B.I.S. codes of practices and has also studied site conditions before arriving at rates quoted by him.
- c) The stacking and storage of construction material at site shall be in such a manner as to prevent deterioration or inclusion of foreign material and to ensure the preservation of the quality, properties and fitness of work, suitable precaution shall be taken by Contractor to protect the material against atmospheric action, fire and other hazards. The materials likely to be carried away by wind shall be stored, in suitable stores or with suitable barricades & where there is likelihood of subsidence of soil, heavy materials shall be stored on paved platform suitable separating barricades & enclosure as directed shall be provided to separate materials brought by Contractor.



9C. ADDITIONAL SPECIAL CONDITIONS OF CONTRACT

Clause 1: Security Deposit

The person / persons whose tender may be accepted (hereinafter called the Contractor, which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrators and assigns) shall (A) within seven days (which may be extended by the Superintending Engineer, Drainage Department (O&M) up to 15 days, if he decides fit to do so) of the receipt by him of the notification of the acceptance of his tender, deposit with the Superintending Engineer, Drainage Department (O&M), a sum sufficient which will make up full initial security deposit specified in the tender or (B) permit the Corporation at the time of making any payment to him for work done under the contract to deduct such sum as will amount to 5 (Five) percent of all moneys so payable. Such deductions shall be held by the Corporation by way of Security Deposit.

Provided always, that in the event of the contractor depositing a lump sum by way of security deposit as contemplated at (A) above, then and in such case, if the sum so deposited shall not amount to 5(Five) percent of the total estimated cost of the work, it shall be lawful, for the Corporation, at the time of making any payment to the contractor for work done under the contract to make up the full amount of 5 (Five) percent, by deducting a sufficient sum from every such payment as last aforesaid until the full amount of the security deposit is made up. All compensation or other sums of money payable by the contractor to the Corporation under the terms of this contract may be deducted from, or paid by the sale of a sufficient part of the security deposit or from the interest arising there from, or from any sums which may be due or may become due by the Corporation to the contractor under any other contract or transaction of any nature on any account whatsoever, and in the event of his security deposit being reduced by reason of any such deduction or sale as aforesaid, the contractor shall within ten days thereafter, make good in cash or F. D. R. pledged to Commissioner, Pune MC as aforesaid, any sum or sums which may have been deducted from, or raised by sale of security deposit or any part thereof. The Security Deposit referred to, when paid in cash may, at the cost of the depositor is converted into interest bearing securities, provided that the depositor has expressly desired this in writing.

If the amount of the security deposit to be paid in a lump sum within the period specified at A) above, is not paid, the tender / contract already accepted, shall be considered as cancelled and legal steps taken against the contractor for recovery of the amounts.

The Security Deposit {5 % of tender amount} will be refunded after completion of work against the bank guarantee payable at Pune of 5 % of tender amount for the O & M period of 5 years .This bank guarantee will be refunded after the completion period of O & M period which shall be the Defect Liability Period for this tender.The contractor should submit an additional performance bank guarantee of 5% of the final tendered amount before the awarding the contract against the cleaning, maintenance and repairs to storm water drainage works under the contract for a period of 5 years. The performance bank guaranteeshall be released annually in the following manner:



Sr. No.	After completion of O & M period	Release of Performance Bank Guarantee of 5% of final tender amount
1	1 year	0.5%
2	2 years	1%
3	3 years	1%
4	4 years	1%
5	5 years	1.5%

In the event of the contractor failing or neglecting to complete rectification work within the period up to which the contractor has agreed to maintain the work in good order, then, subject to provisions of Clause 17 and 20 hereof (Addition Special Conditions), the amount of security deposit retained by the Corporation shall be forfeited.

Clause 2: Compensation for delay

Compensation for delay in completion of project and limit of compensation for delay shall be as follow:

Compensation for delay shall be calculated at the rate of Rs. 5 000/- per day of delay. The limit of penalty for delay shall be 10% of the total contract value .

Clause 3: Action when whole of Security Deposit is forfeited

In any case in which under any clause or clauses of this contract, the contractor shall have rendered himself liable to pay compensation amounting to the whole of his security deposit, (whether paid in one sum or deducted by installments) or in the case of abandonment of the work owing to serious illness or death of the contractor or any other cause, the Superintending Engineer, Drainage Department (O&M) on behalf of the Corporation, shall have power to adopt any of the following courses, as he may deem best suited to the interest of Corporation.

- a) To rescind the contract (for which rescission notice in writing to the contractor under the hand of Superintending Engineer, Drainage Department (O&M) shall be conclusive evidence) and in that case, the security deposit of the contractor shall stand forfeited and be absolutely at the disposal of the Corporation.
- b) To carry out the work or any part of the work departmentally, debiting the contractor with the cost of the work, expenditure incurred on tools and plants and charges on additional supervisory staff including the cost of work charged establishment employed for getting the un-executed part of the work completed and crediting him with the value of the work done departmentally in all respects in the same manner and at the same rates, as if it had been carried out by the contractor under the terms of his contract. The certificate of the Superintending Engineer, Drainage Department (O&M) as to the costs and other allied expenses so incurred and as to the value of the work so done departmentally, shall be final and conclusive against the contractor.
- c) To order that the work of the contractor be measured up and to take such part thereof as shall be unexecuted out of his hands and to give it to another contractor to complete, in which case, all expenses incurred on advertisement for fixing a new contracting agency, additional supervisory staff including the cost of work charged establishment and the cost of the work executed by the new contract



agency will be debited to the contractor and the value of the work done or executed through the new contractor shall be credited to the contractor in all respects and in the same manner and at the same rates, as if it had been carried out by the contractor under terms of his contract. The certificate of the Superintending Engineer, Drainage Department (O&M) as to all the cost of the work and other expenses incurred as aforesaid for or in getting the unexecuted work done by the new contractor and as to the value of the work so done shall be final and conclusive against the contractor.

- d) In case the contract shall be rescinded under clause (a) above, the contractor shall not be entitled to recover or be paid, any sum for any work therefore actually performed by him under this contract unless and until the Superintending Engineer, Drainage Department (O&M) shall have certified in writing the performance of the such work and the amount payable to him in respect thereof and he shall only be entitled to be paid the amount so certified.
- e) In the event of either of the courses referred to the clause (b) or (c) being adopted and the cost of the work executed departmentally or through a new contractor and other allied expenses exceeding the value of such work credited to the contractor, the amount of excess shall be deducted from any money due to the contractor, by the Corporation under the contract or otherwise howsoever or from his security deposit or the sale proceeds thereof provided. However, the contractor shall have no claim against the Corporation even if the certified value of the work done departmentally or through a new contractor exceeds the certified cost of such work and allied expenses; provided always that whichever of the three courses mentioned in clauses, (a), (b) or (c) is adopted by the Superintending Engineer, Drainage Department (O&M), the contractor shall have no claim to compensation for any loss sustained by him by reason of his having purchased or procured any materials, or entered in to any engagements or made any advance payments on account of or with a view to the execution of the work or the performance of the contract.

Clause 4: Action when the progress of any particular portion of the work is unsatisfactory

If the progress of any particular portion of the work is unsatisfactory, the Superintending Engineer, Drainage Department (O&M) shall notwithstanding that the general progress of the work is in accordance with the conditions mentioned in Clause 2, be entitled to take action under Clause 3(b) after giving the contractor 10 days' notice in writing. The contractor will have no claim for compensation, for any loss sustained by him owing to such action.

Clause 5 : Contractor remains liable to pay compensation if action not taken under Clauses 3 and 4

In any case in which any of the powers conferred upon the Superintending Engineer, Drainage Department (O&M) by Clauses-3 and 4 shall have become exercisable and the same shall not have been exercised, the non-exercise thereof shall not constitute a waiver of any of the conditions hereof and such powers shall notwithstanding be exercisable in the event of any future case of default by the contractor for which under any clause or clauses hereof, he is declared liable to pay compensation amounting to



the whole of his security deposit and the liability of the contractor for past and future compensation shall remain unaffected.

Power to take possession of or require removal of or sell Contractor's plant

In the event of the Superintending Engineer, Drainage Department (O&M) taking action under sub-clause (a) or (c) of Clause 3, he may, if he so desires, take possession of all or any tools and plants, materials and stores, in or upon the work or the site thereof or belonging to the contractor, or procured by him and intended to be used for the execution of the work or any part thereof, paying or allowing for the same in account at the contract rates, or in the case of contract rates not being applicable at current market rates, to be certified by the Superintending Engineer, Drainage Department (O&M) whose certificate thereof shall be final.

In the alternative, the Superintending Engineer, Drainage Department (O&M) may, after giving notice in writing to the contractor or his clerk of the work, foreman or other authorized agent require him to remove such tools, plants, materials or stores from the premises within a time to be specified in such notice; and in the event of the contractor failing to comply with any such requisition, Superintending Engineer, Drainage Department (O&M) may remove them at the Contractor's expenses or sell them by auction or private sale on account of the Contractor and at his risk, in all respects, and the certificate of the Superintending Engineer, Drainage Department (O&M) as to the expenses of any such removal and the amount of the proceeds and expenses of any such sale shall be final and conclusive against the contractor.

Clause 6: Extension of time Refer relevant clause of G.C.C.

Clause 7: Final Certificate

On the completion of the work, the contractor shall be furnished with a certificate by the Superintending Engineer, Drainage Department (O&M) (hereinafter called the Engineer-in-charge) of such completion; but no such certificate shall be given nor shall the work be considered to be complete until the contractor shall have removed from the premises on which the work shall have been executed, all scaffolding, surplus materials and rubbish, and shall have cleaned off the dirt from all wood work, doors, windows, walls, floors or other parts of any building in or upon which the work has been executed, or of which he may have had possession for the purpose of executing the work, nor until the work shall have been measured by the Engineer-in charge or where the measurements have been taken by his subordinates, until they have received approval of the Engineer-in charge, the said measurements being binding and conclusive against contractor. If the contractor shall fail to comply with the requirements of this clause as to the removal of scaffolding, surplus materials and rubbish and cleaning of dirt on or before the date fixed for the completion of the work, the Engineer-in-charge may at the expense of the contractor, remove such scaffolding, surplus materials and rubbish, and dispose off the same as he thinks fit and clean off such dirt as aforesaid and the contractor shall forthwith pay the amount of all expenses so incurred, but shall have no claim in respect of any such scaffolding or surplus materials as aforesaid except for any sum actually realized by the sale thereof.



Clause 8: Payment on intermediate certificate to be regarded as advances

No payment shall be made for any work, estimated to cost less than Rupees one thousand till after the whole of work shall have been completed and a certificate of completion given. But in the case of works estimated to cost more than Rupees Two Lakhs, the contractor shall on submitting a monthly bill therefor be entitled to receive payment proportionate to the part of the work then approved by Engineer's Representative and passed by the Engineer-in-charge whose certificate of such approval and passing of the sum so payable shall be final and conclusive against the contractor. All such intermediate payments shall be regarded as payments by way of advance / on account bills against the final payments only and not as payments for work actually done and completed and shall not preclude the Engineer-in-charge from requiring any bad, unsound, imperfect or unskillful work to be removed or taken away and reconstructed, or re-erected, nor shall any such payment be considered as an admission of the due performance of the contract or any part thereof in any respect or the accruing of any claim, nor shall it conclude, determine or affect in any other way the powers of the Engineer-in-charge as to the final settlement and adjustment of the accounts or otherwise, or in any other way vary or effect the contract. The final bill shall be submitted by the contractor within one month of the date fixed for the completion of the work, otherwise the Engineer-in-charge's certificate of the measurements and of the total amount payable for the work shall be final and binding on all parties.

Clause 9: Payment at reduced rates on account of items of work not accepted as completed to be at the discretion of the Engineer-in-charge

The rates for several Items of works estimated to cost more than Rs.1,000/-agreed to within, shall be valid only when the item concerned is accepted as having been completed fully in accordance with the sanctioned specifications. In cases, where the items of work are not accepted as so completed by the Engineer-in-charge, he may make payment on account of such items at such reduced rates as he may consider reasonable in the preparation of final or on account bills.

Clause 10: Bill to be submitted monthly

A bill shall be submitted by the contractor each month on or before the date fixed by the Engineer-in-charge for all work executed in the previous month and the Engineer's representative shall take or cause to be taken the requisite measurement for the purpose of having the same verified and the claim, so far as it is admissible, shall be adjusted, if possible, within Thirty working days from the presentation of the bill with proper documents giving valid supportive measurement sheets of the works for the claimed value along with lab reports and material and flow test reports. If the contractor does not submit the bill within the time fixed as aforesaid, the Engineer-in-charge may depute a subordinate to measure up the said work in the presence of the contractor or his duly authorized agent, in whose counter-signature to the measurement list shall be sufficient warrant, and the Engineer in Charge may prepare a bill from such list which shall be binding on the contractor in all respects.



Clause 11: Bills to be on printed forms

The contractor shall submit all bills on the printed forms to be had on application at the office of the Engineer-in-charge. The charges to be made in the bills shall always be entered at the rates specified in the tender and in the case of any extra work ordered in pursuance of these conditions and not mentioned or provided for in the tender, at the rates hereinafter provided for such work. All original formats along with Bill-books, case files etc. shall be handed over to Engineer's representative at the time of release of payments to the contractor.

Clause 12: Materials to be provided by the Corporation

No materials and stores required for the work shall be supplied by the Corporation & the contractor shall make his own arrangements for the materials.

Clause 13: Work to be executed in accordance with specifications, drawings, orders etc.

The Contractor shall execute the whole and every part of the work in the most substantial and workman like manner and both as regards materials and every other respect in strict accordance with specifications. The Contractor shall also conform exactly, fully and faithfully to the designs, drawings and instructions in writing, relating to the work signed by the Engineer-in charge and lodged in his office and to which the contractor shall be entitled to have access for the purpose of inspection at such office or on the site of work during office hours. The contractor will be entitled to receive three sets of contract drawings and working drawings as well as one certified copy of the accepted tender free of cost. Further copies of the contract drawings and working drawings, if required by him, shall be supplied at the rate of Rs.500/-per set of contract drawings and Rs.200/-per working drawing except where otherwise specified.

Clause 14: Alterations in Specifications and Designs

The Engineer-in-charge shall have power to make any alterations in or additions to the original specifications, drawings, designs, and instructions that may appear to him to be necessary or advisable during the progress of the work and the contractor shall be bound to carry out the work in accordance with any instructions in this connection which may be given to him in writing, signed by the Engineer-in-charge and such alteration shall not invalidate the contract and any additional work which the contractor may be directed to do in the manner above specified as part of the work, shall be carried out by the contractor on the same conditions in all respects on which he agreed to do the main work, and at the same rates as are specified in the tender for the main work and if the additional and altered work includes any class of work for which no rate is specified in this contract, then such class of work shall be carried out at the rates entered in the Schedule of Rates of the Corporation or relevant Government departments, prevailing at the time when the extra items crop up or at the rates mutually agreed upon between the Engineer-in charge and the contractor, whichever are lower.

Rates for works not entered in estimate or Schedule of rates

If the additional or altered work for which no rate is entered in the Schedule of Rates, is ordered to be carried out before the rates are agreed upon then, the contractor shall within seven days of the date of receipt by him of the order to carry out the work, inform the Engineer-in-Charge of the rate which it is his intention to charge for such class of



work, and if the Engineer-in-Charge does not agree to this rate, he shall by notice in writing be at liberty to cancel his order to carry out such class of work and arrange to carry it out in such manner as he may consider advisable, provided always that if the contractor shall commence work or incur any expenditure in regard thereto before the rates shall have been determined, as lastly hereinbefore mentioned, then in such case, he shall only be entitled to be paid in respect of the work carried out or expenditure incurred by him prior to the date of the determination of the rate as aforesaid according to such rate or rates as shall be fixed by the Engineer-in-Charge. In the event of a dispute, the decision of the Commissioner will be final.

Where, however, the work is to be executed according to the designs, drawings and specifications recommended by contractor and accepted by the competent authority, the alternation above referred to shall be within the scope of such designs, drawings and specifications appended to the tender.

Clause 15: No claim to any payment or compensation for alteration in or restriction of work.

- a) If at, any time after the execution of the contract documents, the Engineer shall for any reason what-so-ever (other than default on the part of the contractor for which the Corporation is entitled to rescind the contract) desire that the whole or any part of the work specified in the tender should be suspended for any period or that the whole or part of the work should not be carried out at all, he shall give to the contractor a notice in writing of such desire and upon the receipt of such notice the contractor shall forthwith suspend or stop the work wholly or in part as required, after having due regard to the appropriate stage at which the work should be stopped or suspended so as not to cause any damage or injury to the work already done or endanger the safety thereof, provided that, the decision of the Engineer as to the stage at which the work or any part of it could be or could have been safely stopped or suspended shall be final and conclusive against the contractor.
- b) The contractor shall have no claim to any payment or compensation whatsoever, by reason of or in pursuance of any notice as aforesaid, on account of any suspension, stoppage or curtailment except to the extent specified hereinafter.

Clause 16: Time limit for unforeseen claims

Under no circumstances whatsoever, shall the contractor be entitled to any compensation from Corporation on any account unless the contractor shall have submitted a claim in writing to the Engineer-in-Charge within one month of the case of such claim occurring.

Clause 17: Action and compensation payable in case of bad work

If at any time before the security deposit or any part thereof, is refunded to the contractor, it shall appear to the Engineer-in-Charge or his subordinate in charge of the work, that any work has been executed with unsound, imperfect or unskillful workmanship or with materials of inferior quality, or that any materials or articles provided by him for the execution of the work are unsound, or of a quality inferior to that contracted for or are otherwise not in accordance with contract, it shall be lawful for the Engineer-in-Charge to intimate this fact in writing to the contractor and then



notwithstanding the fact that the work, materials or articles complained of may have been inadvertently passed, certified and paid for, the contractor shall be bound forthwith to rectify, or remove and reconstruct the work so specified in whole or in part, as the case may require, or if so required, shall remove the materials or articles so specified and provide other proper and suitable materials or articles at his own charge and cost and in the event of his failing to do so within a period to be specified by the Engineer-in-Charge in the written intimation aforesaid, the contractor shall be liable to pay compensation at the rate of one percent of the amount of the estimate for every day not exceeding ten days during which the failure so continues and in the case of any such failure the Engineer-in-Charge may rectify or remove, and re-execute the work or remove and replace the materials or articles complained of as the case may be at the risk and expense in all respects of the contractor should the Engineer-in-Charge consider that any such inferior work or materials as described above may be accepted or made use of it shall be within his discretion to accept the same at such reduced rates as he may fix therefor.

Clause 18: Work to be open for inspection Contractor himself or responsible agent to be present

All works under or in course of execution or executed in pursuance of the contract shall at all times be open to the inspection and supervision of the Engineer-in-Charge and his subordinates, and the contractor shall at all times during the usual working hours, and at all other times at which reasonable notice of the intention of the Engineer-in-Charge and his subordinate to visit the work shall have been given to the Contractor, either himself be present to receive orders and instructions or have responsible agent duly authorized in writing present for that purpose. Orders given to the Contractor's duly authorized agent shall be considered to have the same force and effect as if they had been given to the contractor himself.

Clause 19: Notice to be given before work is covered up

The contractor shall give not less than five days'notice in writing to the Engineer-in-Charge or his subordinate in charge of the work before covering up or otherwise placing beyond the reach of measurement, any work in order that the same may be measured and correct dimensions thereof taken before the same is so covered up or place beyond the reach of measurement and shall not cover up or place beyond the reach of measurement any work without the consent in writing of the Engineer-in-charge or his subordinate in charge of the work and if any work shall be covered up or placed beyond the reach of measurement, without such notice having been given or consent obtained, the same shall be uncovered at the contractors expense and in default thereof no payment or allowance shall be made for such work or for the materials with which the same was executed.

Clause 20: Contractor liable for damage done and for imperfection

If during the period of 12 months from the date of completion as certified by the Engineer-in-Charge pursuant to Clause-7 of the Contract or 12 months after commissioning the work, whichever is earlier in the opinion of the Superintending Engineer, Drainage Department (O&M). the said work is defective in any manner whatsoever, the contractor shall forthwith on receipt of notice in that behalf from the Superintending Engineer, Drainage Department (O&M), duly commence execution and



completely carry out at his cost in every respect all the work that may be necessary for rectifying and setting right the defects specified there-in including dismantling and reconstruction of un-safe portion strictly in accordance with and in the manner prescribed and under the supervision of the Superintending Engineer, Drainage Department (O&M). In the event of the Contractor failing or neglecting to commence execution of the said rectification work within the period prescribed thereof in the said notice and / or to complete the same as aforesaid as required by the said notice, Superintending Engineer, Drainage Department (O&M) shall get the same executed and carried out departmentally or by any other agency at the risk on account and at the cost of the Contractor. The Contractor shall forthwith on demand pay to the Corporation the amount of such costs, charges and expenses sustained or incurred by the Corporation of which the certificates of the Superintending Engineer, Drainage Department (O&M) shall be final and binding on the contractor. Such cost, charges and expenses shall be deemed to be arrears of land revenue and in the event of the Contractor failing or neglecting to pay the same on demand as aforesaid without prejudice to any other rights and remedies of the Corporation; the same may be recovered from the contractor as arrears of land revenue. The Corporation shall also be entitled to deduct the same from any amount which may then be payable or which may thereafter become payable by the Corporation to the Contractor either in respect of the said work or any other work whatsoever or from the amount of security deposit retained by the Corporation.

Clause 21: Contractor to supply plant ladder, scaffolding etc.

The Contractor shall supply at this own cost all materials (except such special materials if any, as may in accordance with the contract, be supplied from the Corporation stores), plant, tools, appliances, implements, ladders, cordage, tackle, scaffolding and temporary works requisite or proper for the proper execution of the work, whether, in the original, altered or substituted form and whether included in the specification or other documents forming part of the contract or referred to in these conditions or not and which may be necessary for the purpose of satisfying or complying with the requirements of the Engineer-in-Charge as to any matter as to which under these conditions he is entitled to be satisfied, or which he is entitled to require together with the carriage therefor to and from the work. The Contractor shall also supply without charge the requisite number of persons with means and materials necessary for the purpose of setting out works and counting, weighing and assisting in the measurement or examination at any time and from time to time of the work or the materials, failing which the same may be provided by the Engineer-in-Charge at the expense of the contractor and the expenses may be deducted from any money due to the contractor under the contract or from his security deposit or the proceeds of sale thereof, or of a sufficient portion thereof.

And is liable for damages arising from non provision of lights, fencing etc.

The contractor shall provide all necessary fencing and lights required to protect the public from accident and shall also be bound to bear the expenses of defense of every suit, action or other legal proceeding, that may be brought by any person for injury sustained owing to neglect of the above precautions, and to pay any damages and costs which may be awarded in any such suit, action or proceedings to any such persons, or which may with consent of the contractor be paid for compromising any claim by any such persons.



Clause 21 (A): Scaffolds to comply with regulations

The Contractor shall provide suitable scaffolds and working platforms, gangways and stairways and shall comply with the following regulations in connection therewith.

- a) Suitable scaffolds shall be provided for workmen for all works that cannot be safely done from a ladder or by other means. A scaffold shall not be constructed, taken down or substantially altered except under the supervision of a competent and responsible person; and as far as possible by competent workers possessing adequate experience in this kind of work.
- b) All scaffolds and appliances connected therewith and ladders shall
 - i. Be of sound material,
 - ii. Be of adequate strength having regard to the loads and strains to which they will be subjected, and
 - iii. Be maintained proper completion.
- c) Scaffolds shall be so constructed that so part thereof can be displaced in consequence of normal use.
- d) Scaffold shall not be over-loaded and so far as practicable the load shall be evenly distributed.
- e) Before installing lifting gear on scaffolds special precautions shall be taken to ensure the strength and stability of the scaffolds.
- f) Scaffolds shall periodically inspected by a completed person.
- g) Before allowing a scaffold to be used by his workmen, the contractor shall whether the scaffold has been erected by his workmen or not, take steps to ensure that it complies fully with the regulation here-in specified
- h) Working platform, gangways and stairways shall
 - i. Be so constructed that no part thereof can sag unduly or unequally.
 - ii. Be so constructed and maintained, having regard to the prevailing conditions as to reduce as far as practicable risks of persons tripping or slipping, and be kept free from any unnecessary obstruction.
- i) In the case of working platform, gangways, working places and stairways at a height exceeding 3 Meters.
 1. Every working platform and every gangway shall be closely boarded unless other adequate measures are taken to ensure safety
 2. Every working platform and gangway shall have adequate width and
 3. Every working platform, gangway, working place and stairway shall be suitably fenced.
 4. Every opening in the floor of a building or in a working platform shall except for the time and to the extent required to allow the excess of persons or the transport or shifting of material, be provided with suitable means to prevent the fall of persons or materials.



5. When persons are employed on roof where there is a danger of falling from a height exceeding 3 meters suitable precautions shall be taken to prevent fall of persons or materials.
- j) Suitable precautions shall be taken to prevent persons being struck by articles which might fall from scaffolds or other working places.
- k) Safe means of access shall be provided to all working platforms and other working places.

Clause-21(B): Hoisting appliances to comply with regulations

The contractor shall comply with the following regulations as regards the Hoisting Appliances to be used by him

- a) Hoisting machine and tackle, including their attachments, anchorages and supports shall
 - i. Be of good mechanical construction, sound material and adequate strength and free from patent defect and
 - ii. Be kept in good repair and in good working order.
 - iii. Every rope used in hoisting or lowering materials or as a means of suspension shall be of suitable quality and adequate strength and free from patent defect
- b) Hoisting machines and tackle shall be examined and adequately tested after erection on the site and before use and be re-examined in position at intervals to be prescribed by the Corporation.
- c) Every chain, ring, hook, shackle swivel and pulley block and in hoisting or lowering materials or as a means of suspension shall be periodically examined.
- d) Every crane driver or hoisting appliance operator shall be properly qualified.
- e) No person who is below the age of 18 years shall be in control of any hoisting machine, including any scaffold, or shall give signals to the operator.
- f) In the case of every hoisting machine and of every chain, ring, hook, shackle, swivel and pulley block used in hoisting or lowering or as means of suspension, the safe working load shall be ascertained by adequate means.
- g) Every hoisting machine and all gear referred to in preceding regulation shall be plainly marked with the safe working load.
- h) In the case of a hoisting machine, having a variable safe working load, each safe working load and the conditions under which it is application, shall be clearly indicated.
- i) No part of any hoisting machine or of any gear referred to in regulation (g) above shall be loaded beyond the safe working load except for the purpose of testing.
- j) Motors, gearing transmissions, electric wiring and other dangerous part of hoisting appliance shall be provided with efficient safeguards.
- k) Hoisting appliances shall be provided with such means as will reduce to a minimum the risk of the accidental descent of the load.



- l) Adequate precautions shall be taken to reduce to a minimum the risk of any part of a suspended load becoming accidentally displaced.

Clause-22: Measure for prevention of fire

The Contractor shall not set fire to any standing jungle, trees, brushwood or grass without a written permit from the Engineer in Charge.

When such permit is given and also in all cases when destroying cut or dug up trees, brushwood, grass etc. by fire; the contractor shall take necessary measure to prevent such fire spreading to or otherwise damaging surrounding property.

Clause 23: Liability of contractor for any damage done in or outside work area

Compensation for all damages done intentionally or unintentionally by Contractor's labour whether in or beyond the limits of Corporation property including any damage caused by the spreading of fire mentioned in clause 22, shall be estimated by the Engineer-in-charge or such other officer as he may appoint and the estimate of the Engineer-in-charge, subject to the decision of the Commissioner on appeal, shall be final and the contractor shall be bound to pay the amount of assessed compensation on demand, failing which, the same will be recovered from the contractor as damages in the manner prescribed in Clause-1 or deducted by the Engineer-in-charge from any sums that may be due or become due from Corporation to contractor under this contract or otherwise. The Contractor shall bear the expenses of defending any action or other legal proceeding that may be brought by any persons for injury sustained by him owing to neglect of precautions to prevent the spread of fire and he shall pay any damages and cost that may be awarded by the Court in consequence.

Clause 24: Employment of female labour

The employment of female labourer on works in neighborhood of soldier's barracks should be avoided as far as possible.

Clause 25 : Work on Sundays

No work shall be done on a Sunday without the sanction of the Engineer-in-charge.

Clause 26: Rescission of contract for subletting work without approval or by Bribing public officer

The Contract shall not be assigned or sublet if the contractor shall assign or sublet his contract, or attempt so to do, or become insolvent or commence any proceeding to get himself adjudicated and insolvent or make any composition with his creditors or attempt so to do or if possible bribe, gratuity, gift, loan perquisite, reward or advantage pecuniary or otherwise, shall either directly or indirectly be given, promised or offered by the Contractor or any of his servants or agents to any public officer or person in the employment of Corporation in anyway relating to his office or employment, or if anyway directly or indirectly interested in the contract, the Engineer-in charge may thereupon by notice in Writing, rescind the contract and security deposit of the contractor shall thereupon stand forfeited and be absolutely at the disposal of Corporation and the same consequences shall ensure, as if the contract had been rescinded under clause-3 hereof and in addition the contractor shall not be entitled to recover or be paid for any work therefor actually performed under the contract.



Clause 27: Sum payable by way of compensation to be considered as reasonable compensation

All sums payable by a contractor by way of compensation under any of these conditions shall be considered as a reasonable compensation to be applied to the use of Corporation without reference to the actual loss or damage sustained, and whether any damage has or has not been sustained.

Clause 28: Changes in the constitution of firm to be notified

In the case of tender by partners, any changes in the constitution of a firm shall be forthwith notified by the Contractor to the Engineer-in-charge for his information.

Clause 29: Works under direction and control of the Employer

All works to be executed under the contract shall be executed under the direction and subject to the approval in all respects of the Superintending Engineer, Drainage Department (O&M), who shall be entitled to direct at what point or points and in what manner they are to be commenced and from time to time carried on.

Clause 30: Decision of Engineer in charge to be final

Except where otherwise specified in the contract and subject to the powers delegated to him by Corporation, the decision of the Engineer in charge shall be final, conclusive and binding on all parties to the contract, upon all questions relating to the meaning of the specifications, designs, drawings and instructions hereinbefore mentioned and as to the quality of workmanship, or materials used on the work, or as to any other question, claim, right, matter or thing whatsoever, if anyway arising out of, or relating to the contract, designs, drawings, specifications, estimates, instructions, orders or other conditions or otherwise concerning the works, or the execution, or failure to execute the same, whether arising during the progress of the work or after the completion or abandonment thereof.

The Contractor may appeal to the Commissioner if the Contractor is not satisfied with the order passed by the Engineer in Charge as aforesaid, he may within thirty days of receipt by him of any such order, appeal against it to the Commissioner provided that

- a) The accepted value of the contract exceeds Rs.10.00 Lakh (*Rupees Ten Lakh*)
- b) Amount of claim is not less than Rs.1.00 Lakh (*Rupees One Lakh*)

The Commissioner's decision in the matter shall be conclusive, final and binding on the Contractor.

Clause-31: Stores of European or American manufacture to be obtained from the Corporation

Deleted.

Clause 32: Lump sum in estimates

When the estimate on which a tender is made includes lump sums in respect of parts of the work, the contractor shall be entitled to payment in respect of the items of work involved or the part of work in question at the same rates as are payable under this contract for each item, or if the part of work in question is not in the opinion of the Engineer-in-charge capable of measurement, the Engineer-in-charge may at his



discretion, pay the lump sum amount entered in the estimate and the certificate in writing of the Engineer-in-charge shall be final and conclusive against the contractor with regard to any sum or sums payable to him under the provision of this clause.

Clause 33: Action where no specifications laid down

In the case of any class of work for which there is no such specification as is mentioned in Rule 1 of Form B1, such work shall be carried out with the Corporation's specification & in the event of there being no Corporation's specification, then in such case the work shall be carried out in all respects in accordance with all instructions and requirements of the Engineer-in-charge.

Clause 34: Definition of "work"

The expression "Works" or "Work" where used in these conditions, shall, unless there be something in the subject or context repugnant to such construction, be construed to mean the works contracted to be executed under or in virtue of the contract, whether temporary or permanent and whether original, altered substituted or additional.

Clause 35: Contractor's percentage whether applied to net or gross amount of bill

The percentage referred to in the tender shall be deducted from / added to the gross amount of the bill before deducting the value of any stock issued.

Clause 36: Payment of quarry fees, royalties etc.

All quarry fees, royalties and ground rent for stacking materials, if any, shall be paid by the contractor at no cost whatsoever to the Corporation. The value of these works shall be inclusive in the bid price.

Clause 37: Workmen related

The contractor shall be responsible for and shall pay any compensation to his workmen payable under the Workman's Compensation Act 1923 (VIII of 1923) (hereinafter called the said Act) for injuries caused to the workmen. If such compensation is payable or paid by Corporation as Principal under Sub-section (1) of section 12 of the said Act on behalf of the contractor, it shall be recoverable by Corporation from the Contractor under sub-section (2) of the said section. Such Compensation shall be recovered in the manner laid down in the Act.

Clause 37 (A): Compensation under Workmen's Compensation Act

The Contractor shall be responsible for and shall pay the expenses of providing medical aid to any workmen who may suffer a bodily injury as a result of an accident. If such expenses are incurred by Corporation, the same shall be recoverable from the Contractor forthwith and be deducted without prejudice to any other remedy of Corporation, from any amount due or that may become due to the Contractor.

Clause 37 (B): Medical Aid to workmen

The Contractor shall provide all necessary personal safety equipment and first aid apparatus available for use of the persons employed on the site and shall maintain the same in condition suitable for immediate use at any time and shall comply with the following regulations in connection therewith.



- a) The workers shall be required to use the equipment so provided by the Contractor and the Contractor shall take adequate steps to ensure proper use of the equipment by those concerned.
- b) When work is carried on in proximity to any place where there is a risk of drowning, all necessary equipment shall be provided and kept ready for use and all necessary steps shall be taken for the prompt rescue of any person in danger.
- c) Adequate provision shall be made for prompt first-aid treatment of all Injuries likely to be sustained during the course of the work.

Clause 38: Claim for quantities entered in the tender

1. Quantities in respect of the several items shown in the tender are approximate and no revision in the tendered rate shall be permitted in respect of any of the items so long as, subject to any special provision contained in the specifications, prescribing a different percentage of permissible variation.

2. The quantities of various items given in the memorandum are approximate. Items of work up to a limit of 50% more than the tender quantities shall have to be executed by the contractor. Quantities more than 50 % will be treated as Extra Items. Payments of such extra item will be paid to the contractor at below rate if offer is below, and will be paid at atpar rate if his offer is above.

3. Items which are not included in the tender shall be also treated as an "Extra item" Payments of such extra item will be paid to the contractor at below rate if offer is below, and will be paid at atpar rate if his offer is above.

Clause 39: Employment of famine labour etc.

The Contractor shall employ any famine, convict or other labour of a particular kind or class if ordered in writing to do so by the Engineer-in-charge.

Clause 40: Claim for compensation for delay in starting the work

No compensation shall be allowed for any delay caused in the starting of the work on account of acquisition of land or in the case of clearance works on account of any delay accorded in sanction of estimates and release of any payments.

Clause 41: Claims for compensation for delay in execution of work

No compensation shall be allowed for any delays in the execution of the work on account of water, standing in borrow pits or compartments. The rates are inclusive for hard or cracked soil, excavation in mud, sub-soil water or water standing in borrow pits and no claim for an extra rate shall be entertained, unless otherwise expressly specified.

Clause 42: Entering upon or commencing any portion of work

The contractor shall not enter upon or commence any portion of work except with the written instructions of the Engineer-in-charge or his subordinate in charge of the work. Failing such authority, the contractor shall have no claim to ask for measurement of or payment for work.



Clause 43 : Minimum age of persons employed and the payment

- a) No contractor shall employ any person who is under age of 18 years.
- b) The Engineer-in-charge or his Agent is authorized to remove from the work any person found working which does not satisfy these conditions and no responsibility shall be accepted by Corporation for any delay caused in the completion of the work by such removal.
- c) The Contractor shall pay fair and reasonable wages exceeding those stipulated in Minimum Wages Act of 1918 and its subsequent amendments, applicable to the area in which the work of the contract is located to the workmen employed by him in the contract undertaken by him. In the event of any dispute arising between the Contractor and his workmen on the grounds that the wages paid are not fair and reasonable, the dispute shall be referred without delay to the Superintending Engineer, Drainage Department (O&M). who shall decide the same. The decision of the Superintending Engineer, Drainage Department (O&M) shall be conclusive and binding on the Contractor, but such decision shall not in any way affect the conditions in the contract regarding the payment to be made by Corporation at the sanctioned tender rates.
- d) Contractor shall provide drinking water facilities to the workers. Similar amenities shall be provided to the workers engaged on large work in urban areas. Contractor to take precaution against accidents which take place on account of labour using loose garments while working near machinery.

Clause 44: Method of payment

Payment to contractors shall be made by cheque drawn on any Bank within the Pune Municipal Corporation Limits.

Clause 45: Acceptance of conditions compulsory before tendering the work.

Any contractor who does not accept these conditions shall not be allowed to tender for works.

Clause 46: Employment of scarcity labour

Deleted

Clause 47: Contractor's prices not to exceed controlled prices

The price quoted by the Contractor shall not in any case exceed the control price, if any, fixed by Government or reasonable price which it is permissible for him to charge a private purchaser for the same class and description, the controlled price or the price permissible under Hoarding and Profiteering Prevention Ordinance, 1948, as amended from time to time. If the price quoted exceeds the controlled price or the price permissible under Hoarding and Profiteering Prevention Ordinance, the Contractor will specifically mention this fact in his tender along with the reasons for quoting such higher prices.

The purchaser at his discretion will in such case exercise the right of revising the price at any stage so as to conform to the controlled price on the permissible under the Hoarding and Profiteering Prevention Ordinance. This discretion will be exercised without prejudice to any other action that may be taken against the Contractor.



Clause 48: Rates inclusive of Sales Tax and other taxes

The rates to be quoted by the Contractor must be inclusive of Sales Tax, VAT, Octroi, Service tax, Royalty etc. No payment on this account will be made to the Contractor and the cost has to be fully borne by the contractor.

Clause 49:

Not Used

Clause 50 : Local labour to be employed

The Contractor shall employ at least 80 percent of the total number of unskilled labour to be employed by him for the work under the contract, from out of the persons ordinarily residing in the district in which site of the said work is located Provided, however; that if the required number of unskilled labour from that district is not available, the Contractor shall in the first instance employ such number of persons as is available and thereafter may with previous permission in writing of the Engineer-in-charge of the said work, obtain the rest of the requirement of unskilled labour from outside district.

Clause 51: Compliance of Apprentices Act

The contractor shall comply with the provisions of the Apprentices .Act 1961 and the rules and orders issued there under from time to time. If he fails to do so, his failure will be a breach of the Contract and the City Engineer, may in his discretion, cancel the contract.

The Contractor shall also be liable for any pecuniary liability arising on account of any violation by him of the provision of Act.

Clause 52: The dues from the Contractor deemed to be arrears of the Land Revenue

All amounts whatsoever which the Contractor is liable to pay to the Corporation in connection with the execution of the work including the amount payable in respect of i) materials and or stores supplied / issued hereunder by the Corporation to the contractor (ii) hire charges in respect of heavy plant, machinery and equipment given on hire by the Corporation to the contractor for execution by him of the work and / or on which advances have been given by the Corporation to the Contractor, shall be deemed to be arrears of the Land Revenue and the Corporation may without prejudice to any other rights and remedies of the Corporation, recover the same from the Contractor as arrears of revenue.

Clause 53: Compliance with Contract Labour (Regulation and Abolition) Act

The contractor shall duly comply with all the provisions of the Contract Labour (Regulation and Abolition) Act, 1970 (37 of 1970) and the Maharashtra Contract Labour (Regulation and Abolition) Rules, 1971, as amended from time to time and all other relevant statutes and statutory provisions, concerning payment of wages, particularly to workmen employed by the Contractor and working on the site of the work. In particular the Contractor shall pay wages to each worker employed by him on the site of the work at the rates prescribed under the Maharashtra Contract Labour (Regulation and Abolition) Rules 1971.

If the Contractor fails or neglects to pay wages at the said rates or makes short payment



and the Corporation makes such payment of wages in full or part thereof less paid by the Contractor, as the case may be, the amount so paid by the Corporation to such workers shall be deemed to be arrears of Land Revenue and the Corporation shall be entitled to recover the same as such from the Contractor or deduct same from the amount payable by the Corporation to the Contractor hereunder or from any other amount payable to him by the Corporation.

Clause 54: Engaging apprentices as per Apprenticeship Adviser's recommendations

Deleted.

Clause 55: Anti Malaria measures

- a) The anti-malaria and other health measures shall be as directed by the Joint Director (Malaria and Filarial) of Health Services Pune.
- b) Contractor shall see that mosquito genic conditions are not created so as to keep vector population to minimum level.
- c) Contractors shall carry out anti malaria measures in the area as per guidelines prescribed under National Malaria Eradication Programme and as directed by the Joint Director (M & F) of Health Services, Pune.
- d) In case of default in carrying out prescribed anti-malaria measure resulting in increase in Malaria incidence, Contractor shall be liable to pay to the Corporation the amount spent by the Corporation, on anti-malaria measures to control the situation in addition to fine.
- e) Relation With Public Authorities:-The contractor shall make sufficient arrangement for draining Away the sewage, as well as, water coming from the bathing and washing places and shall dispose off this water in such a way as not to cause any nuisance. He shall also keep the premises clean by employing sufficient number of sweepers. The contractor shall comply with all rules, regulations, byelaws and directions given from time to time by any local or public authority in connection with this work and shall pay fees or charges, which are leviable on him without any extra cost to Govt.

Clause 56: Tendered rates inclusive of all taxes, rates and cesses

The tendered rates shall be inclusive of all taxes, rates and cesses and shall also be inclusive of the tax leviable in respect of works contract under the provision of the Maharashtra Sales Tax on transfer of property in goods involved in the execution of Works Contract Act, 1985 (Maharashtra Act No. XIX of 1985).

Clause 57: Contractor shall provide the following facilities exclusively for the use of Employer/Consultant staff.

- i) Personal Computer: 1 No. with following configuration –
Intel Core i5 with Intel 61WWB3 main board, 500 GB HDD, 4GB RAM, DVD
CD ROM, DVD writer, ROM additional, 19 inch LCD flat screen monitor, 1500w
Speaker system etc. along with Internet facility and other accessories of



any brand approved by the Engineer in charge.

ii) Printer: 1 No. HP or equivalent, all in one, A4 size, Xerox, scanner, fax, Printer, laser mode. Above computer and printer shall be the property of Employer at the end of completion of Contract.

iii) Computer Operator: 1 No. Computer literate with experience & proficiency in Computer operations, experience in typing and using relevant software. No separate Payment shall be made for expenses incurred under this clause. During execution period of the contract that is from award of contract to the period of commissioning of plant, contractor shall provide brand new four wheeler as directed by Employer with driver & required fuel for the Engineer in charge and/or its authorized representatives of the Drainage Department – Operation & Maintenance for day to day supervision of project. The expenses towards fuel, maintenance, driver's salary, taxes, insurance etc. shall be borne by contractor & will not be reimbursed by Employer. In case, contractor fails to provide above facility, department will have liberty to hire vehicle for the said work & deduct an amount of Rs 30000/- per month from the running bills of contractor.

Clause 58: No claim in case of shelving the project

If the project is shelved by the Corporation before commencement, the contractor will have no right to claim any losses or compensation due to the same and for whatsoever reasons.

Contractor

M. K. Kulkarni
Superintending Engineer
Drainage Department (O&M)
Pune Municipal Corporation

Contractor

No of Corrections

Superintending Engineer
Drainage Department (O&M division)
Pune Municipal Corporation
Page 144 of 146

**10. A. FORMAT OF DECLARATION BY THE CONTRACTOR**

I / We hereby declare that I / We have made myself / ourselves thoroughly conversant with the local conditions regarding materials and labour on which my / our offer is based for the work.

The specifications, clauses & conditions for this work have been carefully studied and understood by me / us before submitting this tender.

I / We undertake to use only the materials approved by the Engineer in charge before starting the work and to abide by the decision of the Engineer in charge in this regard.

I / We undertake to pay the labour engaged on the work as per Minimum Wages Act and its amendments from time to time applicable to the zone concerned.

I / We undertake that the works will be executed as per specifications and detailed drawings furnished by the Engineer in charge. The instructions given and additions and alterations suggested by the Engineer in charge will also be strictly followed. If the defects related to construction / workmanship / materials are observed, I / we will rectify all the defects so noticed by the Engineer in charge till completion of Defect Liability Period and Five years of Operation & Maintenance period and if required reconstruct part / complete work at own risk and cost.

Date

Signature of the Contractor

Place



10. FORMAT OF UNDERTAKING FOR GUARANTEE BY THE CONTRACTOR

I / we (name of the contracting firm / proprietor) _____
_____ guarantee that:

All the work executed under the contract will be reliable.

All the work will be of the type, which has been proven in service to be suitable for the duty required by the specifications and will have been manufactured and tested in accordance with the appropriate standard specifications approved by the Engineer in charge.

We will replace, repair and adjust free of all charges to the Corporation any part of the work, which fails to comply with the specifications or amendment to such specifications, covered in the tender documents, fair wear and tear excepted until the completion of Defect Liability period.

We will repair and maintain all the components of the storm water drainage system in the project area as in the scope of the tender and further modifications thereto until the completion of Repair and Maintenance period.

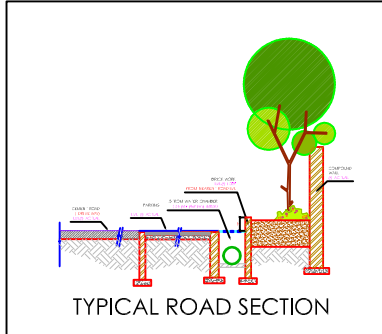
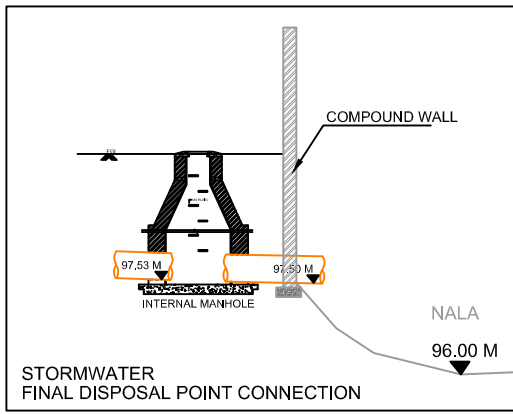
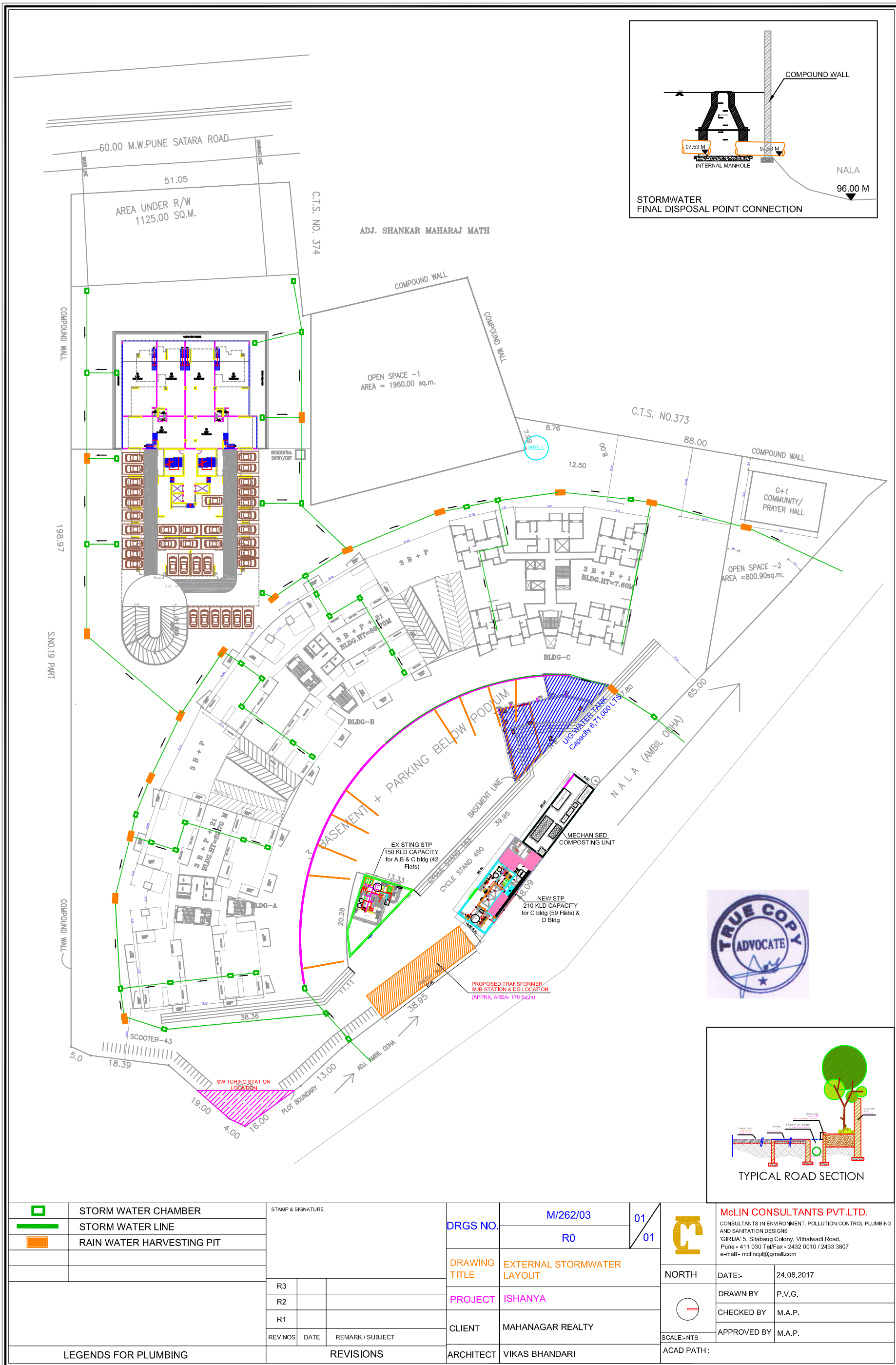
I / We accept & undertake to abide by the clauses relating to quality and guarantee the work.

Date

Signature of the Contractor

Place

STORMWATER LAYOUT



	STORM WATER CHAMBER
	STORM WATER LINE
	RAIN WATER HARVESTING PIT

LEGENDS FOR PLUMBING

STAMP & SIGNATURE	
REV NOS	DATE
R3	
R2	
R1	
REVISIONS	REMARK / SUBJECT

DRGS NO.	M/262/03	01
	R0	01
DRAWING TITLE	EXTERNAL STORMWATER LAYOUT	
PROJECT	ISHANYA	
CLIENT	MAHANAGAR REALTY	
ARCHITECT	VIKAS BHANDARI	

	McLIN CONSULTANTS PVT.LTD. CONSULTANTS IN ENVIRONMENT, POLLUTION CONTROL PLUMBING AND SANITATION DESIGNS GIRJIA'S, Siltabag Colony, Vithalwadi Road, Pune - 411 030 Tel/Fax - 2432 0010 / 2433 3807 e-mail - mclincpl@gmail.com	
NORTH	DATE:-	24.08.2017
	DRAWN BY	P.V.G.
	CHECKED BY	M.A.P.
SCALE:-NTS	APPROVED BY	M.A.P.
ACAD PATH :		

- वाचले- १) मेधा कन्स्ट्रक्शन तर्फे भागीदार श्री पुरुषोत्तम मुकुंददास लोहीया व इतर ऑफीस नं ४ डिलिंग सेंटर दानी वेलणकर नगर पर्वती पुणे ४११ ००९ यांचा दिनांक ३०.११.२०१०, १६.७.११ रोजीचा अर्ज
- २) पुणे महानगरपालीका यांचेकडील कमेन्समेंट सर्टीफिकेट क्र. डीपीओ/एसईसी/दोन/५३७/२००८ दि. ३१.१.२००८ चे पत्र.
- ३) मा. विभागीय आयुक्त पुणे विभाग पुणे यांचेकडील परीपत्रक क्र. मह/२/जमिन/जनरल/आरआर/७७२/२००३ दि. २२.९.२००३.
- ४) महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४
- ५) नगरविकास विभागाकडील शासन परीपत्रक क्र. नाजक/२२११/प्र क्र. १३८/नाजकधा २ दि. ७ जून २०११
- ६) वनसंरक्षक पुणे वन विभाग पुणे जा. क्र. कक्ष-६/जमीन/११५/२००९-१० दि. १४ मे ०९



जिल्हाधिकारी कार्यालय पुणे

(महसूल शाखा)

क्र. पमह/एनए/एसआर/९५१/२०१०

पुणे दिनांक २६/०९/२०११

विषय- मौजे धनकवडी ता. हवेली जि. पुणे येथील सर्व्हे नंबर १९अ/३अ २५००२.५८ चौ.मी. पैकी २३९७१.४२ चौ.मी. क्षेत्रास निवासी प्रयोजनासाठी महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ नुसार अकृषिक परवानगी मंजूर करण्याबाबत.

आदेश-

मौजे धनकवडी ता. हवेली जि. पुणे येथील सर्व्हे नंबर १९अ/३अ क्षेत्र २५००२.५८ चौ.मी. पैकी चौ.मी. क्षेत्रास निवासी प्रयोजनासाठी अकृषिक परवानगी मिळावी म्हणून मेधा कन्स्ट्रक्शन तर्फे भागीदार श्री पुरुषोत्तम मुकुंददास लोहीया व इतर यांनी या कार्यालयाकडे विनंती केलेली आहे. विषयांकीत क्षेत्र खालीलप्रमाणे हक्कनॉदणीस दाखल आहे.

अक्र	जमिन मालकाचे नाव	सर्व्हे नंबर	७/१२ नुसार एकूण क्षेत्र (चौ.मी)	बिनशेती करावयाचे क्षेत्र (चौ.मी)
अ)	मे मेधा कन्स्ट्रक्शन	१९अ/३अ	२५०४०.००	२५००२.५८
ब)	एकूण क्षेत्र		२५०४०.००	२५००२.५८
क)	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र			२५००२.५९
ड)	रस्त्या रुंदीने व्याप्त क्षेत्र रोड वायर्डिंग			१०३४.१७
ई)	बिनशेती करावयाचे निव्वळ क्षेत्र			२३९७१.४२

बिनशेती प्रयोजनाकडे वर्ग करावयाचे वरील क्षेत्र वरील मे मेधा कन्स्ट्रक्शन यांनी खरेदीखताने धारण केलेले आहे. त्याप्रमाणे अधिकार अभिलेखात फेरफार नंबर ११७०३ अन्वये नोंद झालेली आहे. विषयांकीत जमिन ही खालीलप्रमाणे आहे.

- १) विषयांकीत जमिन वतन संवर्गातील नाही.
- २) जमिन कूलकायद्यातील नाही.
- ३) रस्त्यासाठी क्षेत्र संपादन झालेले नाही.
- ४) विषयांकीत जमिन ही वनसंवर्गातील नाही.

अर्जदार यांनी मा.विभागीय आयुक्त पुणे विभाग पुणे यांचेकडील परीपत्रक क्र.मह/२/जमिन/जनरल/आरआर/७७२/२००३ दि.२२.९.२००३ अन्वये दिलेले निर्देश व त्यासोबत निहित केलेल्याप्रमाणे प्रतिज्ञापत्र व क्षतीपत्र पब्लीक नोटरी यांचेसमोर दिनांक ३.०५.२०११ रोजी करून दाखल केलेले असून त्यात नमूद केलेले आहे की सदर जमिन संपादनाखाली संपादीत झालेली नसून संपादनासाठी प्रस्तावित नाही.सदर जमिनीस पोहंच रस्ता आहे.तसेच सदर जमिन मुंबई कूळवहीवाट व शेतजमिन अधिनियम १९४८, महाराष्ट्र जमिन महसूल अधिनियम १९६६, महाराष्ट्र शेतजमिन (धारणेची कमाल मर्यादा) अधिनियम १९७६, इनाम व वत्तन कायदे, पुनर्वसन कायदा १९७६ व १९८६, अनूसचित जमातींचे जमिनी प्रत्यार्पित कायदा १९७४ तसेच नागरी जमिन कमाल धारणा अधिनियम १९७६ चा कायदा या सर्व कायद्याच्या तरतुदीचे भंग झालेला नाही.अर्जदार यांनी युएलसी बाबत विहित नमुन्यातील ३०० रूच्या स्टॅम्प पेपरवर प्रतिज्ञापत्र सादर केलेले आहे.त्यामध्ये त्यांनी विषयांकीत मिळकत ही नागरी कमाल धारण कायद्यानुसार अतिरीक्त ठरविण्यात आलेली नसल्याचे नमूद केलेले आहे.तसेच सदरचे क्षेत्र व जमिन नवीन शर्त वर्ग २ पैकी नाही.तसेच सदरची जमिन ही यू एल सी कायद्याअंतर्गत अतिरीक्त ठरवलेली नसल्याबाबत विहित नमुन्यातील शपथपत्र व बंधपत्र सादर केलेले आहे.तसेच या कार्यालयाकडे उपलब्ध बनावट/बोगस-आदेश (टी ११, टी २९, टी ६३० व टी ७३९) मध्ये सदरच्या गावाचा व प्रश्नाधिन सर्व्हे नंबरचा समावेशन आहे काय? तसेच युएलसी पत्र दि. ३/५/२०११ ची सी.डी. मध्ये सदरचा स.नंबरचा समावेश नाही.

तहसिलदार हवेली यांनी बिनशेती/कावि/३३९८/२०१० दि.१०.११.२०१० अन्वये स्थळपहाणी दाखला सादर केलेला आहे.त्यानुसार सदर जागेमध्ये अर्जदार यांनी कुठल्याही प्रकारचे बांधकाम केलेले नसल्याचे नमूद केलेले आहे.तर सदर क्षेत्रातून उच्च दाबाची विद्युत वाहीनी गेलेली नसल्याचे नमूद केलेले आहे.

प्रस्तुत अकृषिक प्रयोजनापुर्वी निवासी प्रयोजनाकरीता निवासी दर प्रती चौ.मी.स १.२७८ पै प्रमाणे २३९७१.४२ चौ.मी क्षेत्रावर अकृषिक सारा ३०६३५/-रूपये, त्यावरील रूपांतरीत कर रूपये १५३१७५/-, जिल्हा परीषद कर १५३१७५/-असे एकूण १८३८१०/-रूपये शासकीय खजिन्यात दिनांक २.०९.२०११ रोजी चलनाद्वारे शासकीय खजिन्यात जमा करून चलनाची प्रत या कार्यालयास सादर केलेला आहे. पुणे महानगरपालीका यांनी त्यांचेकडील क्र.डीपीओ/एसईसी/दोन/५३७/२००८ दि.३१.१.२००८ अन्वये अर्जदार यांना कमेन्समेंट सर्टीफिकेट दिलेले आहे.

सबब महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४अन्वये जिल्हाधिकारी पुणे यांना प्रदान करण्यात आलेल्या शक्तीनुसार मी, जिल्हाधिकारी पुणे, श्री श्री हिरालाल गुलाबचंद जैन व श्री जयेश इद्रकुमार छाजेड यांना मौजे धनकवडी ता.हवेली येथील सर्व्हे नंबर १९/अ/३अ मधील २५००२.५८ चौ.मी.पैकी रस्त्याचे क्षेत्र १०३४.१७ चौ मी वजा जाता २३९७१.४२ क्षेत्रास निवासी प्रयोजनासाठी पुणे महानगरपालीकेने दिलेले कमेन्समेंट सर्टीफिकेट मधील खालील अटी व शर्तीवर निवासी प्रयोजनासाठी अकृषिक परवानगी देत आहे.

अटी व शर्ती

१. सदरची परवानगी महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्याखालील नियमान्वये देण्यात येत आहे.
२. अर्जदार यांनी जमिनीचा वापर त्यावरील इमारतींसह ज्या कारणासाठी दिला आहे त्याच कारणासाठी करावा.
३. जमिनीचा अकृषिक वापर या आदेशाचे दिनांकापासून सुरू झाला असे समजण्यात येईल.
४. अर्जदार यांनी इमारतीचे बांधकाम पुणे महानगरपालीका यांनी त्यांचेकडील क्र. क्र.डीपीओ/एसईसी/दोन/५३७/२००८ दि.३१.१.२००८ अन्वये मंजूर केलेल्या रेखांकन/इमारत नकाशाप्रमाणे केले पाहिजे व त्यामध्ये कोणत्याही प्रकारचा फेरबदल सक्षम प्राधिका-याच्या परवानीशिवाय करू नये.
५. अर्जदार यांनी प्रतिवर्षी नव्याने निवासी प्रयोजनासाठी प्रती चौ.मी १.२७८ पै प्रमाणे अकृषिक सारा रूपये व त्यावरील रूपांतरीत कर व त्यावरील उपकर ज्या कारणासाठी अकृषिक परवानगी दिली आहे, त्यासाठी शासनास भरावा.सदर आकारणी ही तात्पुरत्या स्वरूपाची असून दिनांक १.८.२००६ ते

३१.७.२०११ या कालावधीसाठी अकृषिक प्रमाणदर अंमलात आल्यानंतर फरकाची रक्कम असल्यास ती शासनास जमा करणे अर्जदार यांचेवर बंधनकार राहिल .

६ सदरची अकृषिक परवानगी नागरी जमिन कमाल धारणा कायदा १९७६ मुंबई शेतजमिन व कुळकायदा अधिनियम १९४८, महानगरपालिका कायद्याचे तरतुदीस पात्र राहून देण्यात आली आहे .

७ सदरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये नगर भूमापन अधिकारी, पुणे यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहिल .

८ अर्जदार यांनी महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ चे परीशिष्ट ४ व ५ मधील अटी व शर्तीचा उल्लेख करून सनद करून घ्यावी .

९ सदर आदेशामधील अटी व शर्तीचा भंग केल्यास महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्याखालील नियमानुसार दंडास पात्र राहिल तसेच दिलेली अकृषिक परवानगी रद्द समजण्यात येईल .

१०. अर्जदार यांनी पुणे महानगरपालिकेकडून बांधकाम चालू करण्यापुर्वी बांधकाम प्रारंभ प्रमाणपत्रातील सर्व अटी व शर्तीचे पालन करणे बंधनकारक आहे .

११. यू एल सी कायद्याअंतर्गत अतिरीक्त ठरविण्यात आलेली तसेच बोगस प्रकरणाची यादी/सीडी इत्यादी माहीती ही पुणे महानगरपालिका यांच्या कार्यालयास उपलब्ध असून त्याबाबतची पडताळणी त्या कार्यालयाने करून मंजूरीची शिफारस केलेली आहे, असे गृहीत धरून प्रस्तुतची परवानगी देण्यात येत आहे .

१२. अधिसूचित, नैसर्गिक नाला/नदी ही प्रस्तुतच्या क्षेत्रातून गेलेली आहे किंवा नाही याबाबतची खात्री करून आवश्यक ती अंतर सोडल्याबाबत पुणे महानगरपालिका यांच्या स्तरावर केलेली असून त्याबाबतची आवश्यक खातरजमा त्या स्तरावर केलेली आहे, असे गृहीत धरून मंजूरीची शिफारस केलेली असल्याने सदरची परवानगी देण्यात आलेली आहे .

१३. भारत सरकारच्या संरक्षण विभागाने दि.१४ फेब्रुवारी २००७ रोजी अधिसूचना क्र.एसआरओ-१२ अन्वये वर्क्स ऑफ डिफेन्स ॲक्ट १९०३ चे कलम ३ व ७ मधील तरतुदीनुसार पुणे येथील वायुसेना विमानतळाच्या लगतच्या क्षेत्रांत बांधकाम करण्यास, वृक्ष लागवड करण्यास प्रतिबंध करण्यास आलेला आहे .सदर नोटीफिकेशनमध्ये प्रस्तुतचा सर्व्हे नंबर/गट नंबर यांचा समावेश नाही याबाबतची खातरजमा पुणे महानगरपालिका यांच्या स्तरावर करून रेखांकन मंजूरीची शिफारस केलेली आहे असे गृहीत धरण्यात आलेले आहे .

१४. अर्जदार यांनी सादर केलेली माहीती, प्रतिज्ञापत्र व कागदपत्र, कुलमुखत्यारपत्र इत्यादी व वरील अटी व शर्ती सादर केलेल्या माहीतीच्या आधारे देण्यात आलेली असल्यामुळे प्रकरणातील कागदपत्र चुकीची दिशाभूल करणारी निदर्शनास आल्यास सदरची परवानगी रद्द समजण्यात यावी .

प्रति- मेधा कन्स्ट्रक्शन तर्फे भागीदार

श्री पुरुषोत्तम मुकुंददास लोहीया व इतर ऑफीस नं पुणे जिल्हा
सेंटर दानी वेलणकर नगर पर्वती पुणे ४११ ००९



(Signature)
(विकास देशमुख)
जिल्हाधिकारी, पुणे





ISO 9001:2008

Date: August 18, 2012

Ref: Mahanagar Reality/ Ishanya /SEIAA/002

Member Secretary**State level Expert Appraisal Committee (SEAC), Maharashtra****15th Floor, New Administrative Building,****Mantralay,****Mumbai- 400 032**

Sub: Submission of additional data- Environmental clearance for the Project "Ishanya" located at Sr. No. 19A/3A Dhankawadi, Tq.: Haveli, Dist: Pune, by Mahanagar Reality, Pune.

Ref: 1. Our application for Environmental Clearance dated November 5th February 2011.
2. 58th SEAC meeting dated August 2, 2012 in which this case was considered.

Dear Sir,

We are planning for a Residential construction Project at Sr. No. 19A/3A Dhankawadi, Tq.: Haveli, Dist: Pune Wherein we propose for 03 residential buildings, and 1 commercial block with a total Built-up area (BUA) of 71,476 Sq. m.

We have applied to SEIAA of Maharashtra vide our above referred application and SEAC has considered this case in its 58th meeting held at Mumbai on August 2, 2012 in which SEAC has sought for certain additional data which are enclosing sequentially as follows:

Query 1: Widen the 6 m internal road to 9 m width for easy fire tender movement as agreed by PP.

Reply: Enclosed Fire Fighting Plan with 9 m width for easy fire tender movement. **Annexure I**

Query 2: Submit the details of compliance to ECBC guidelines.

Reply: ECBC compliance report Enclosed Annexure II

Query 3: Submit the scheme for lighting and ventilation to basements.

Reply: Details of scheme for lighting and ventilation to basement is enclosed as Annexure III .

And Plan as **Annexure IV**

Query 4: Submit the consent for water supply from a competent authority indicating quantity.

Reply: The PP approach Pune Municipal Corporation for the consent for water supply with quantity, the letter issued as per their routine practices. Enclosed as **Annexure V**



ISO 9001:2008

Query 5: Submit storm water drainage calculations

Reply: Enclosed as **Annexure VI**

Query 6: Total of 400 trees of different species shall be planted.

Reply: Enclosed landscape plan. **Annexure VII**

Query 7: Relocate STP to 1st basement with proper ventilation and operation and maintenance clearance.

Reply: STP is located outside the basement area with proper ventilation and ease for operation and maintenance clearance. **Annexure VIII**

We request you to kindly acknowledge this letter and process our application further as all the data sought by SEAC is now submitted herewith.

Thanking you,
Sincerely,
For Mahanagar Reality

A handwritten signature in black ink, appearing to be 'R. S. ...', written over the text 'For Mahanagar Reality'.

Authorised Signatory

Encl: As Above



Certificate

Provisional Certificate

Certificate Number: 2007-142

Certificate Awarded to

M/s. Mahanagar Realty
604, 6th Floor, San Mahu Complex,
Opp. Poona Club, Pune - 411 001

Certified that the above organization has been audited for **Provisional 5 Star Eco-housing Certification** for their project, "**Ishanya**", located at Pune - Satara Road, Pune, and has been found to be in compliance with the norms and practices set forth for the standard.

ECO HOUSING

Compliance Standard ECO-2007-V1.0

Date of Issue: 21st February, 2012

Valid until: 20th February, 2014



Director General & C.E.O.
Science & Technology Park
University of Pune
Promoted by DST, Government of India

1.0 ECBC Compliance Approaches:

Component-based (prescriptive)

- requires little energy expertise; provides minimum performance requirements; no flexibility

System-based (trade-off)

- allows some flexibility through the balance of some high efficiency components with other lower efficiency components

Whole building design analysis (performance)

- allows flexibility in meeting or exceeding energy efficiency requirements (as compared to a baseline building)

2.0 Environmentally Sensitive Design Makes Sense

- Energy savings are 18% over base case of IGBC Green Homes.
- Meeting the ECBC requirement the designed buildings are with appropriate regard to climate and sun.
- Materials used are of lower U-Value as prescribed by IGBC for Warm and Humid Climate.
- Certified materials proposed for the project.

3.0 Impact of Energy Codes

Market Development for EE products

- Building Insulation
- Energy Efficient Windows (Glass and Frames)
- High-Efficiency HVAC Equipment

Improved Design Practices

- Lighting and Day-lighting
- Natural Ventilation/Free-Cooling Systems

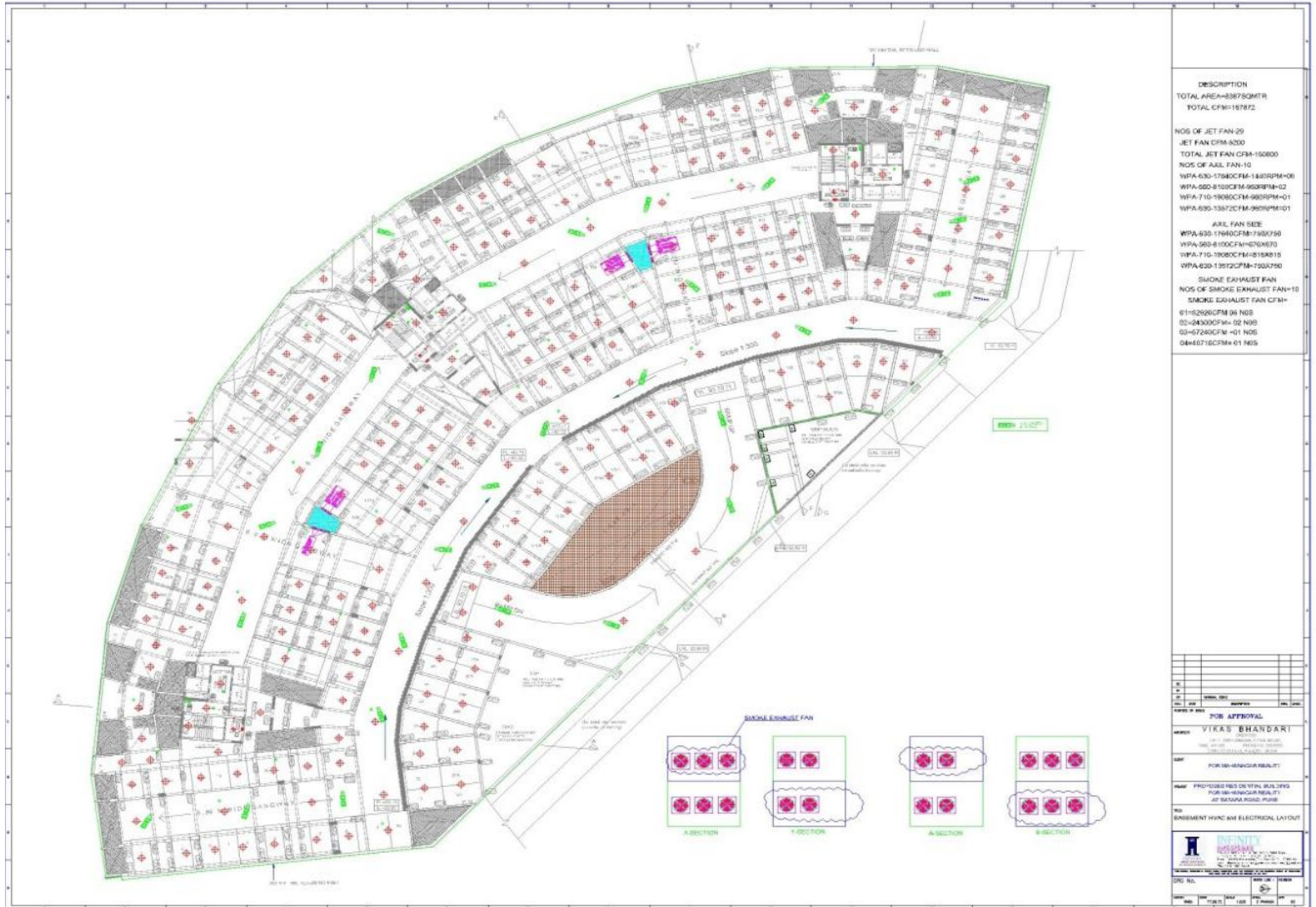
Lower Energy Use and Reduced Electricity Bills

Reduced connected load and Improved Power Factor

Building Envelope Design

ECBC Compliant Design Strategy for a Ishanya			
Heat/Moisture Losses	Walls	Roof	Window
Minimize Conduction Losses	Use insulation with low U-value	Use insulation with low U-value	Use material with low U-factor
Minimize Convection Losses & Moisture Penetration	Reduce air leakage & use vapor barrier	Reduce air leakage & use vapor barrier	Use prefabricated windows and seal the joints between windows and walls.
Minimize Radiation Losses	Use light colored coating with high reflectance	Use light colored coating with high reflectance	Use glazing with low Solar Heat Gain Coefficient (SHGC)

Annexure III & IV



Annexure V

D:\LONDE & TILEKAR\Form\Pani Purvatha.doc



अति. नगर अभियंता कार्यालय
बांधकाम विकास विभाग
पुणे महानगरपालिका
जा.क्र.: - ~~झोन २१९६६६~~
दिनांक :- ३०/०७/१२

प्रति,
मे.महानगर रिऑल्टिज,
स.नं.१९अ/३अ, धनकवडी,
पुणे सातारा रोड,
शंकर महाराज मठाजवळ,
पुणे ४११०४३.

यांजकडेस सविनय सादर ...

विषय :- पुणे पेठ धनकवडी स.नं.१९अ/३अ येथील बांधकाम प्रस्तावाबाबत.

संदर्भ :- आपले आ.क्र.झोन४/१८४० दि.२१/६/२०१२ चे पत्र.

विषयांकित ठिकाणचे बांधकाम परवानगी कामी पर्यावरण विभागाचे नाहरकत प्रमाणपत्र आवश्यक आहे. सदर नाहरकत प्रमाणपत्रासाठी ड्रेनेज व पाणी पुरवठा कनेक्शन बाबत संदर्भांकित पत्रान्वये आपण विचारणा केली आहे.

विषयांकित मिळकतीवरील मान्य इमारत बांधकाम परवानगीच्या नकाशानुसार जागेवर इमारत बांधकाम पूर्ण झाल्यावर जलोत्सारण विभागाकडून प्रचलित नियमानुसार ड्रेनेज कनेक्शन / जोड देण्यात येते. तसेच इमारत बांधकामास भोगवटा पत्र अदा केल्यानंतर प्रचलित नियमानुसार पाणी पुरवठा विभागाकडून नळ कनेक्शन/ जोड देण्यात येते.

सदरची बाब आपले संदर्भांकित पत्राच्या अनुषंगाने कळवित आहोत.

कळावे.

उप अभियंता

बांधकाम विकास विभाग झोन क्र.४
पुणे महानगरपालिका

ll

lml

Annexure VI

Storm And Rain Water Management:

Runoff from the premises will be discharged to recharging pits, collection & recharging basins proposed for peak rain intensity.

No. of recharge pits – 15 nos.

Its size and depth (cross section) : 2.00 m X 2.00m X 0.90 m deep

Total rain water harvesting potential : 11,269 KL/Year

Sr. No	Type of Area	Area in M2	Run of Coefficient	Flow on M3/min	Flow on M3/min	Rain Water Potential for Harvesting
I	Flow prior to commencement of Project					
A	Area of Plot	23734	0.65	$\frac{23734 \times 75 \times 0.65}{1000 \times 60}$	19.28 (A)	10799
II	Flow after Implementation of Project					
a	For Terrace (Roof) Area	4320	1.00	$\frac{4320 \times 75 \times 1.00}{1000 \times 60}$	5.40	3024
b	For Road Area	1802	0.95	$\frac{1802 \times 75 \times 0.95}{1000 \times 60}$	2.14	1198
c	For Green (lawn) Area	9639	0.30	$\frac{9639 \times 75 \times 0.30}{1000 \times 60}$	3.61	2024
d	For open paved Area	2761	0.90	$\frac{2761 \times 75 \times 0.90}{1000 \times 60}$	3.11	1739
e	For others paved Area	5212	0.90	$\frac{5212 \times 75 \times 0.90}{1000 \times 60}$	5.86	3284
	Total	23,734			20.12 (B)	11269
	Incremental Increase in Discharge of Storm		[B - A]	[20.12– 19.28]	0.84	

Annexure VII

Area for landscape= 9639 Sq.m

Number of trees (proposed) = 402

Existing trees = 51 No.

Existing trees (retained) = 45

Existing trees (shifted/retained) = 06

S.No.	Proposed Plantation	Common Names	Number
(A) Native trees			
1	<i>Alstonia scholaris</i>	Saptapami	48
2	<i>Azadirachta indica</i>	Neem	83
3	<i>Bauhinia pupurea</i>	Kanchan	40
4	<i>Lagerstroemia flosreginae</i>	Taman	69
5	<i>Michelia champaca</i>	Son chapha	38
6	<i>Plumeria rubra</i>	Dev chapha	16
7	<i>Dalbergia sissoo</i>	Shishum	39
(B) Exotic trees			
1	<i>Wodytia bifurcata</i>	Foxtail palm	18
(C) Existing Trees			51
Net Total no. of trees			402
(D) On slab			
1	<i>Plumeria alba</i>	Dev chapha	14

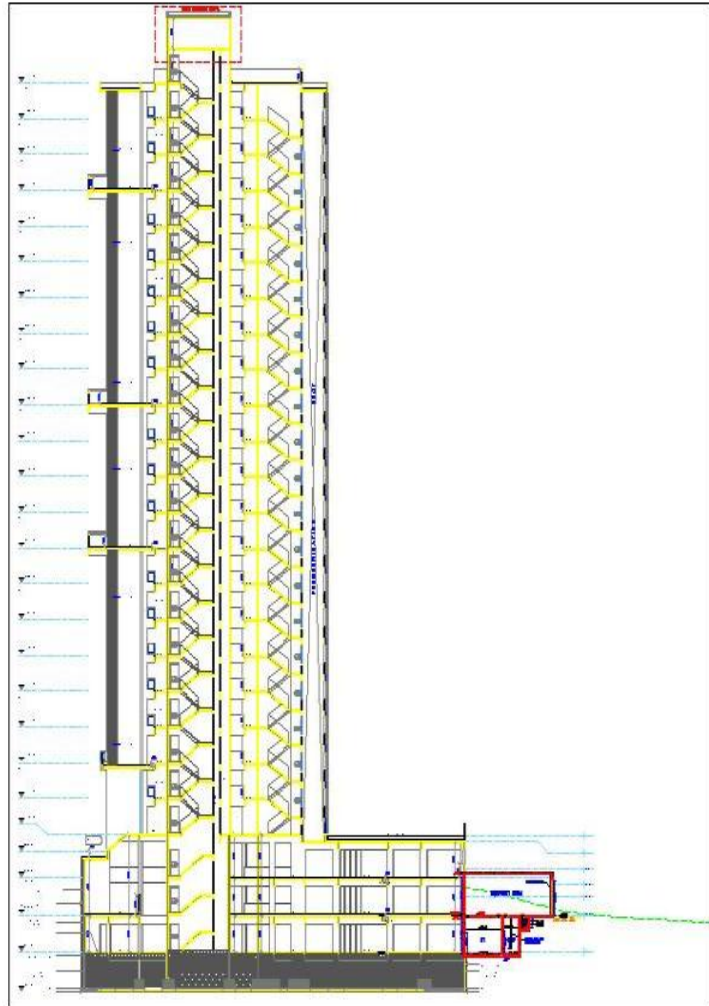


Annexure VIII

Service Layout:



STP Section:



ANNEXURE-R-19

Date: 7/6/2019

Ref: Mahanagar realty/ Ganga Ishanya/ SEAC III/ Sr. No. 001

To,
Member Secretary
State level Expert Appraisal Committee III, Maharashtra
15th Floor, New Administrative Building,
Mantralay,
Mumbai- 400 032

Sub: Submission of additional data- Env clearance to "Ganga Ishanya" Project located at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S. No. 19A/3A,Dhankawadi, Satara Road, Pune.byMahanagar Realty.

Ref: 1. Our application for Environmental Clearance dated 12/07/2018.
 2. 86th SEAC III meeting dated 24/04/2019 in which this case was considered.

Dear Sir/ Madam

We are in the process of expansion of Residential cum commercial Construction Project at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S. No. 19A/3A,Dhankawadi, Satara Road, Pune. We have applied to SEIAA of Maharashtra vide our above referred application and SEAC has considered this case in its 86th meeting held at Mumbai on 24/04/2019. The SEAC has sought for certain additional data which are enclosing sequentially as follows:

Query 1: PP to submit revised CER based on total project cost.

Reply: Revised CER on total project cost is attached as **Annexure I**.

Query 2: PP to revise parking layout plan for basement with adequate width and turning radius.

Reply: Revised parking layout plan for basement with adequate width and turning radius is attached as **Annexure II**.

Query 3: Parking for commercial and residential building shall be separated.

Reply: Parking layout showing separate commercial and residential parking is attached as **Annexure III**.



Query 4: PP to submit parking statement showing total number of parking required and proposed as per DCR with area as per DCR with area per car as per norms.

Reply: Parking statement is attached as **Annexure IV.**

Query 5: PP to submit basement approval plan.

Reply: Approved basement plan is attached as **Annexure V.**

Query 6: PP to submit sanctioned plan.

Reply: Sanctioned plan is attached as **Annexure VI.**

Query 7: PP to submit phase wise programme for proposed construction with mitigation measures taken to avoid inconvenience to existing/nearby occupants.

Reply: Phase wise plan with mitigation measures is attached as **Annexure VII.**

Query 8: PP to submit debris management plan including (a) debris required for refilling (b) contour plan (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.

Reply: Debris management plan is attached as **Annexure VIII.**

Query 9: PP to submit geo-hydrological report incorporating details of water table and RWH proposed.

Reply: Geo-hydrological report and RWH calculations are attached as **Annexure IX.**

Query 10: PP to submit site specific executable EMP

Reply: Site specific executable EMP is attached as **Annexure X.**

Query 11: PP to obtain and submit following NOC's: a) CFO NOC, b) Water supply NOC, with quantity, c) Drainage NOC, d) Non-biodegradable waste disposal, e) Garden NOC.

Reply: All NOCs are attached as **Annexure XI.**

Query 12: PP to submit RG area calculations.

Reply: RG area calculations is attached as **Annexure XII.**

Query 13. PP to incorporate local native species in plantation plan and remove 'Saptarni' species..



Reply: Revised tree list is attached as **Annexure XIII**.

Query 14: PP to submit undertaking regarding retaining of existing trees.

Reply: Undertaking regarding retaining of existing trees is attached as **Annexure XIV**.

We request you to kindly acknowledge this letter and process our application further as all the data sought by SEAC is now submitted herewith..

Thanking you,

Sincerely,

For, Mahanagar Realty



Authorized signatory



A higher view of life

Corporate Environmental Responsibility

In accordance with the circular issued by Ministry of Environment, Forest and Climate Change (MoEFCC) dated May 01, 2018 and subsequent circular of June 22, 2018 on Corporate Environment Responsibility we hereby submit out plan as below;

A. Basic Information of the Project

Sr. No.	Description	Details
1	Name of the Project	Mahanagar Realty
2	Location of the project	"Ishanya" at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, Satara Road, Pune.
3	Project type (green/brown field)	Brown
4	Cost of the project as mentioned in CS (Rupees in Lakhs)	26204 /- lakhs
5	Any previous EC and Completion certificate of the part of the project before May 01, 2018, if yes give the details with date and reference number	Previous EC vide no. SEAC2011/CR-44/TC-2 dated 22 nd March 2013
6	Cost of the part completed project (as per details given at Sr.No.5)	NA
7	Effective cost of the project for CER consideration (4-6)	26204/- lakhs
8	Applicable norms in terms of %of the project cost for CER and amount (Rupees in Lakhs)	196.53 /- lakhs
9	Expected duration for completion of the project (Years)	5 years
10	Implementing Agency Identified (NGO/Trust/ULB) give name and details.	Sahyog
11	Please attached agreement with implementing agency	Attached

B. CER Activities Proposed: (please propose as per the suggested list given in table below)

Sr. No.	Description	Details
1	Any issues raised during the public hearing, social need assessment, R&Rplan, EMP, etc	YES/NO
2	If Yes Please give details	NA

A higher view of life

3	<p>CER activities proposed to be from suggested activities as infrastructure creation for drinking water supply, sanitation, health, education, skill development, roads, cross drains, electrification including solar power, solid waste management facilities, scientific support and awareness to local farmers to increase yield of crop and fodder, rain water harvesting, soil moisture conservation works, avenue plantation, plantation in community areas, community level sewage treatment plant, solid waste (composter or Biogas plants), air quality monitoring, research activities on environmental aspects, training programmes on waste management including skill development, studies related to environmental aspects for town/city/village, pilot projects on clean energy/ environment, etc</p>	<p>1>Avenue Plantation It is proposed to Avenue plantation with tree guard around the project site and pune satara road. By M/s Mahangar realty will plant 150 trees</p> <p>2>Renewable Energy Generation It is proposed to install Solar power Electrification with 15 nos of solar street light along pune satara road and surround Area</p> <p>3>RO Water Plant installation and RWH tank construction • RO Water plant Installation for PMC school, Ambegoen • RWH pits and Tank construction for zilla parishad school in Narhe.</p>										
4	<p>Consent of implementing agency (NGO etc.) and local authority to accept the CER in case of environmental infrastructure project</p>	<p>Attached</p>										
5	<p>Year wise activity indicating the detail of plan and cost (as applicable for duration of the project) attach separate sheet with Gnat Chart which will be useful for monitoring.</p>	<table border="1"> <tr> <td data-bbox="362 1398 919 1503">First Year (2019-20)</td> <td data-bbox="927 1398 1380 1503">37Lacks</td> </tr> <tr> <td data-bbox="362 1503 919 1545">Second Year(2020-21)</td> <td data-bbox="927 1503 1380 1545">37Lacks</td> </tr> <tr> <td data-bbox="362 1545 919 1587">Third Year(2021-22)</td> <td data-bbox="927 1545 1380 1587">37Lacks</td> </tr> <tr> <td data-bbox="362 1587 919 1629">Fourth Year(2022-23)</td> <td data-bbox="927 1587 1380 1629">41 lacks</td> </tr> <tr> <td data-bbox="362 1629 919 1650">Fifth Year(2023-24)</td> <td data-bbox="927 1629 1380 1650">44.53lacks</td> </tr> </table>	First Year (2019-20)	37Lacks	Second Year(2020-21)	37Lacks	Third Year(2021-22)	37Lacks	Fourth Year(2022-23)	41 lacks	Fifth Year(2023-24)	44.53lacks
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Fifth Year(2023-24)	44.53lacks											

We undertake to complete the work with our CER commitment as per this plan.



(Signature of Project Proponent)



Place:Pune

Date:6/6/2019



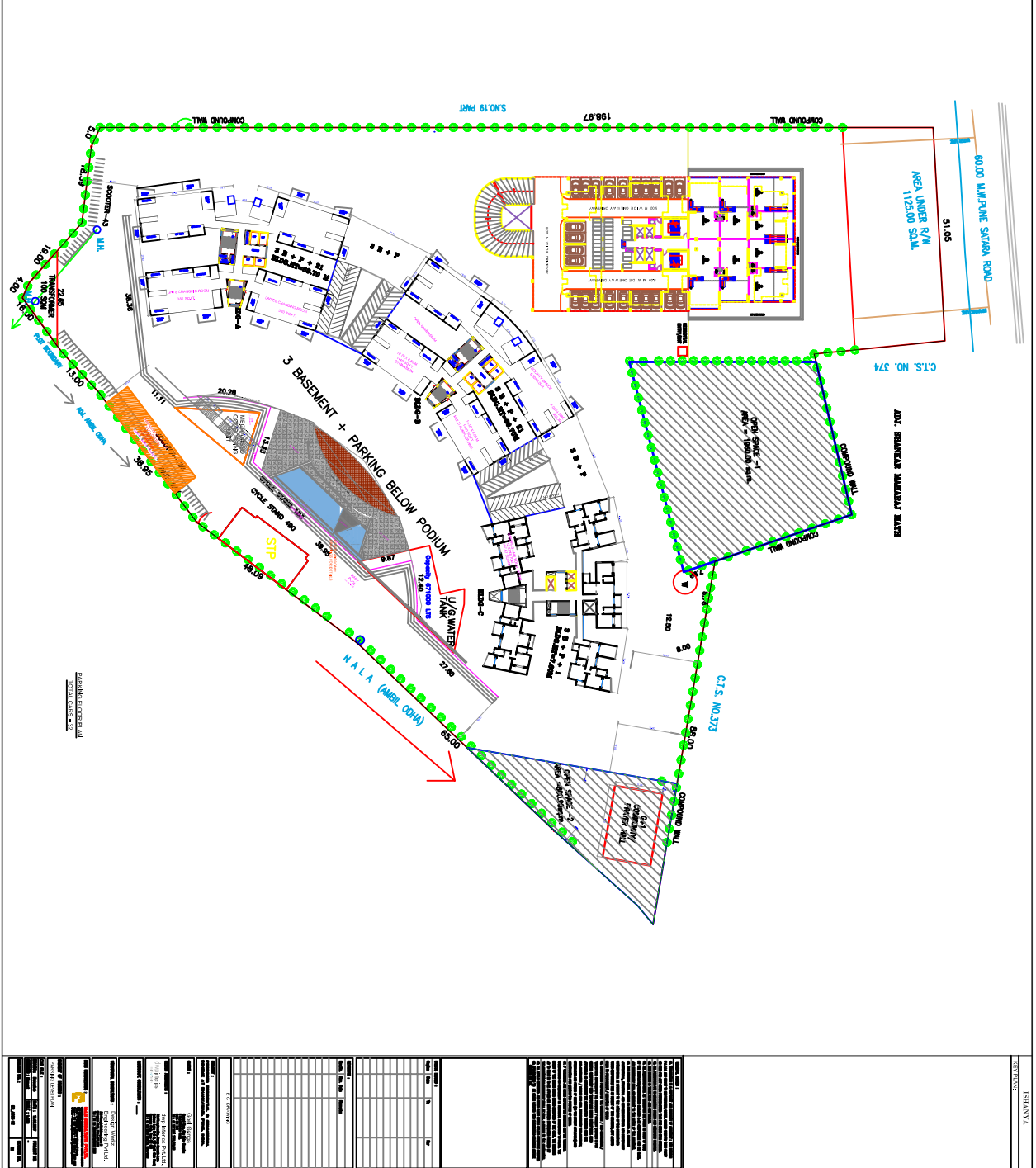
Corporate Environmental Responsibilities (CER)

Name of the Project:-"Ishanya " By M/s Mahanagar realty , Pune

Total Project Cost:- 263.04 Cr

Cost of CER .75% of Project cost in Rs:-196.53 lacks

No.	CER Activity	Details of CER activities and Place of implementation	Name/Address of Implementing Agency	Total duration of Project-5 Years					Total Amount Lac
				2019-20	2020-21	2021-22	2022-23	2023-24	
1	Avenue Plantation	It is proposed to Avenue plantation with tree guard around the project site and pune satara road. By M/s Mahangar realty will plant 150 trees	sahyog	15	15	15	15	15	75
2	Renewable Energy Generation	It is proposed to install Solar power Electrification with 15 nos of solar street light along pune satara road and surround Area		11	11	11	11	15	59
3	RO Water Plant installation and RWH tank construction	<ul style="list-style-type: none"> • RO Water plant Installation for PMC school, Ambegoen • RWH pits and Tank construction for zilla parishad school in Narhe. 		11	11	11	15	14.53	62.53
4	Total Amount Rs			37	37	37	41	44.53	196.53



<p>DATE: 10/10/2023</p> <p>SCALE: 1:500</p> <p>PROJECT: [Project Name]</p> <p>CLIENT: [Client Name]</p> <p>DESIGNER: [Designer Name]</p> <p>APPROVER: [Approver Name]</p>																													
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<p>NOTES:</p> <ol style="list-style-type: none"> All dimensions are in meters unless otherwise specified. The site is bounded by C.T.S. NO. 374 to the north and C.T.S. NO. 373 to the south. The podium is 3 levels below ground level. The STP is located in the lower-left quadrant. The N.A.L.A. runs along the bottom boundary. The area under P/W is 112500 S.M. The compound building is located along the top boundary. The office, laboratory, reception, storage, restroom, electrical, and mechanical rooms are located in the central and right-hand portions of the site. The water tower and facility water are located near the podium. The site is bounded by 60.00 L.W.PINE SWARA ROAD to the north. The north arrow is located in the lower-left quadrant. 																													

Phase wise construction Program for "Ishanya" Project:

We, Mahanagar Realty have proposed expansion of residential cum commercial project at "Ishanya" at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, Satara Road, Pune. Phase wise construction for this project is as follows.

Phase I

Sr. No.	Description	Configuration
1	A, B	3 B + S +21

Phase II

Sr. No.	Description	Configuration
1	C	3 B + S +21

Phase III

Sr. No.	Description	Configuration
1	D	B + G+ mezz.+ 5P + 29

Phase wise construction plan is attached herewith. Please note that Phase wise construction may vary as per market conditions.

For, Mahanagar Realty,

Authorized Signatory



DEBRIS MANAGEMENT PLAN

FOR PROPOSED RESIDENTIAL CUM COMMERCIAL CONSTRUCTION PROJECT LOCATED AT s.No.19A/3A.

DHAHWMKWADI,SATARA ROAD PUNE.

Introduction:

Mahanagar Realty, Pune is proposing expansion of residential cum commercial building development on land bearing CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A Dhankawadi, Satara Road, Pune- 411043. The proposed development i. e. expansion phase is consist of increase in one floor for A, B, and C buildings and 29 floor in D building.

Estimation of excavated material

The present site has almost flat land topography. Excavated material will consist of small rocks and boulders. Quantification of volume excavated material is estimated as below.

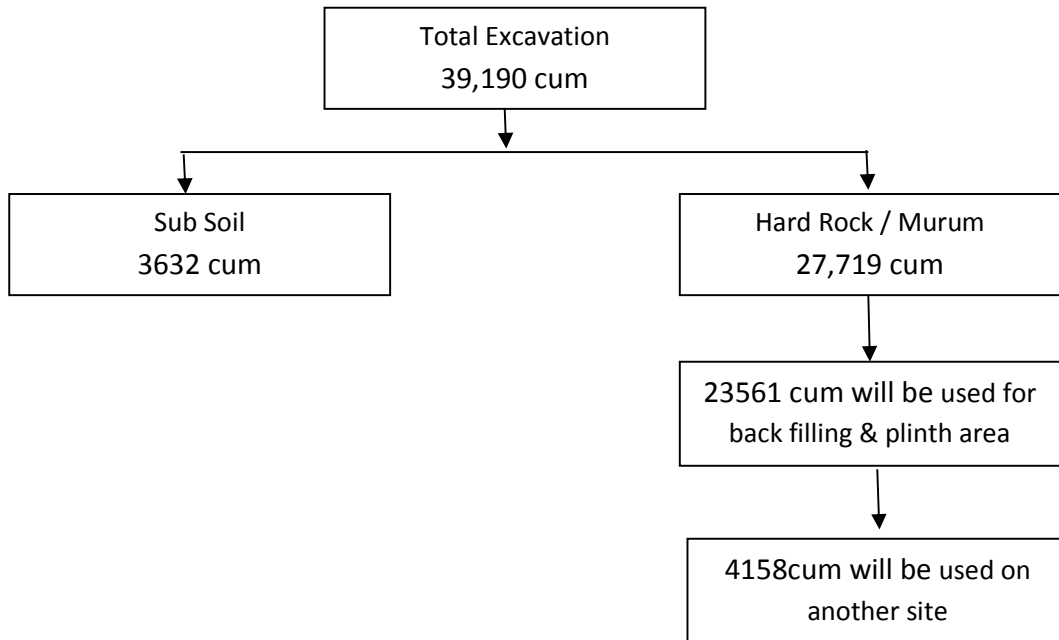
1. Excavated Material:

Total cutting quantity – 39,190 cum

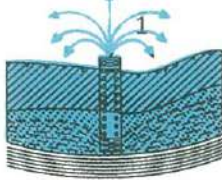
Sub soil quantity –11,471 cum

Total Volume of Murum / Hard Strata Generated–27,719 cum

The total quantity of hard rock / murum generated is 27,719 cum. Out of that 23561 cum will be used during construction phase for the backfilling / plinth area filling. And Excess quantity of construction debris will be shifting to our other plot.

Chart showing debris Management

Site in-charge will take care of the storage & transportation the excavated material. Also handling and reuse of the excavated material. Personal Protective Equipment will be provided to workers handling the excavated material.



REPORT

"ISHANYA"- MAHANAGAR REALTY- PUNE-VES-GRAPHICAL PRESENTATION AND RECOMMENDATIONS FOR RAINWATER HARVESTING.

Introduction: -

Geology plays important role in the occurrence and movement of groundwater. At any given location, it decides the aquifer characteristics and scope for groundwater development and possibility of its augmentation through water conservation measures. As such, hydro geological investigations become essential for understanding the stage of groundwater development and scope for its strengthening for ensuring long term availability.

Hydro geological investigations were initially carried out on 05-04-2012 at the site of "Ishanya", Pune. At the time of visit, a big trench was excavated in the site area which indicated following geological formations.

-Weathered Murum,

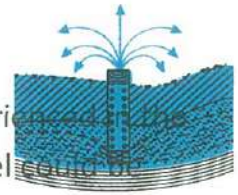
-Fractured Basalt,

-Fractured, jointed Basalt.

-Oozing of water is observed through jointing plane at the trench bottom from southern direction.

Topographically the area exhibits saucer shape land spread with a gentle slope in northwestern and southwestern direction. The site is adjoining Pune-Satara road, which is comparatively at higher elevation. A small stream flows towards northwestern side of the area, which is seasonal.

Hydrology: - hydrological characteristics are well understood from the existing dug/bore well in the area. There exist one successful bore well in the site area, which is located in the northwestern part. A submersible pump has been installed on the bore well, which is working satisfactorily. (The other details



could not be gathered precisely.) In the Deccan trap area, as experienced in the past, under similar topographic conditions, the trend of water level anticipated as below.

Pre Monsoon- 15 to 20 Mt. below ground level.

Post monsoon- 5 to 7 Mt. below ground level.

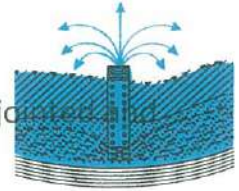
The present site area is located at comparatively higher location, in particular at the entrance and in its adjoining; the water level can be anticipated deeper in this section of the area.

Geophysical survey: -

In order to know the characteristics of Basalt rock below surface, Geophysical survey was carried out. It has helped in correlating the surface geology with underground formations.

Due to area constraints for conducting geophysical investigations, one Vertical Electrical Sounding (VES) was then conducted in the southwest-Northeastern direction. This has indicated, with fair accuracy, the sub surface geological formations. The resistivity data has been interpreted and analyzed with following findings.

- (1) The area is covered with comparatively soft geological formations at shallow and intermediate levels; at the deeper levels, beyond 60 Mt. there is possibility of hard Basaltic rock formation.
- (2) The area is covered with highly weathered Basalt, i.e. Murum and followed by weathered fractured basalt.
- (3) The fractured basalt is underlain by Vesicular Zeolitic Basalt up to intermediate depths and which is underlain by moderately weathered jointed basalt.
- (4) Fractured, jointed and vesicular Basalt are the aquifer sections in the area.
- (5) The presence of potential aquifer is justified by the existing bore well in the site area.
- (6) The bore well is installed with submersible pump, which was in operation then, even during approaching summer season. This is



indicative of potential aquifer system in terms of fractured/jointed and vesicular Basalt.

- (7) The aquifer occurs at a depth of 8 Mt. and 15 Mt. below ground level.
- (8) The sub surface geological formations appear to be getting progressively hard with the depths, however, still maintaining the aquifer characteristics.
- (9) Augmentation of groundwater resource is feasible through water conservation measures.
- (10) Since the geological formations have horizontal disposition, the induced groundwater recharge is likely to produce benefits at local as well as at regional level, as far as the groundwater availability is concerned.

QUANTIFICATION:-

Water availability at the site-

$$= \text{Area (Sq. Mt.)} \times \text{Rainfall (Mt.)}$$

$$= 22470 \text{ Sq. Mt.} \times 0.70 \text{ Mt.}$$

$$= 15729 \text{ CUM}$$

$$= 0.015 \text{ MCM}$$

Water that can get accommodated in the aquifer-

$$= \text{Area of aquifer (Sq. mt.)} \times \text{water table fluctuation (Mt.)} \times \text{Specific Capacity of aquifer.}$$

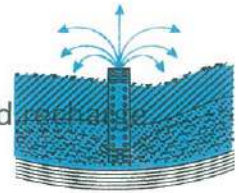
$$= 6750 \text{ Sq. Mt.} \times 10 \text{ Mt.} \times 0.03$$

$$= 2025 \text{ CUM}$$

$$= 0.0020 \text{ MCM}$$

From the above it will be seen that out of total water availability, about 13% is getting accommodated in the aquifer section and rest contributing to surface runoff during monsoon season. This can be utilized for water conservation purpose through various means.

Now, the aquifer is dynamic in nature and as such, groundwater continues to move under gravity up to the aquifer extension or up to the place, where, its withdrawal takes place through dug/bore well. Therefore, there always exists space for accommodating additional



recharge through water conservation measures. (Induced recharge along with natural groundwater recharge.)

RECOMMENDATIONS: -

On the basis of hydro geological investigations, following are the recommendations for the purpose of water conservation.

- (1) Constructions of Filter pits along storm water drain line, having dimensions of 2 Mt. X 1 Mt. X 2 Mt. (depth). The initial storm water will get accommodated in the aquifer and the rest will contribute to run off. During the dry spell, the water will percolate downwards, and the pits will again get filled up with water during subsequent rain spell. This cycle continues further.
- (2) A bore of 30 Mt. depths may be taken at the pit bottom so that, the filtered water will have direct recharge in the aquifer section below.
- (3) Existing bore well may be utilized as source of recharge for strengthening the aquifer system.

Geological formations are horizontal in disposition and so as the aquifer sections. Thus, water conservation will have benefits at local as well as at regional level.

Recharge quantification: -

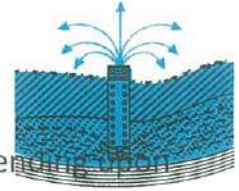
For the Deccan Trap area it is somewhat difficult to quantify groundwater recharge. This is due to its physical characteristics, as far as occurrence and movement of groundwater is concerned. However, it is attempted as under.

Filter pit-dimensions- 2 Mt. X 1 Mt. x 2 Mt.

Quantification would be- 2 Mt. X 1 Mt. x 1 Mt. (1 Mt. filter media.)
= 2 CUM (one time filling)

During monsoon period, 5 to 6 days are such, when the rainfall is more than 5 mm, which is useful for recharging purpose.

Therefore, in total monsoon period of 120 days, there would be such 25 days. Thus the likely recharge quantity would be-



2 Cum X 25= 50 CUM (for one pit.)

Additional recharge quantity would be available depending on no. of pits. In addition, bore at the pit bottom and utilization of existing bore well as a source of recharge, will further enhance the recharge quantity.

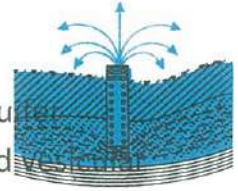
Criteria for pits: -

We have considered that out of total availability of water as 15729 CUM, 2025 CUM is getting accommodated in the aquifer and rest 13704 CUM is contributing to runoff. Considering the Specific Capacity of Basalt aquifer as 3%, additional 411 CUM can get accommodated in the aquifer. We have anticipated capacity of each pit as 50 CUM, considering this, to accommodate 411 CUM; minimum 8 pits may be constructed.

CONCLUSIONS: -

On the basis of hydro geological investigations carried initially on 05-04-2012, and with reference to geophysical investigations then conducted, the information regarding surface as well as sub surface geology could be understood with fair accuracy. Following are the overall conclusions in this respect.

- (1) The area is situated in assort of saucer shape landform with a slope in northwestern direction.
- (2) Geologically, the site is covered with Deccan Trap Basaltic rock formation with Murum and fractured basalt is noticed in the excavated part of the area.
- (3) Hydrological, conditions appear favorable for groundwater occurrence, which is justified by the existing bore well in the area.
- (4) The rock formation is becoming progressively hard with the depths, however, still bears aquifer characteristics.



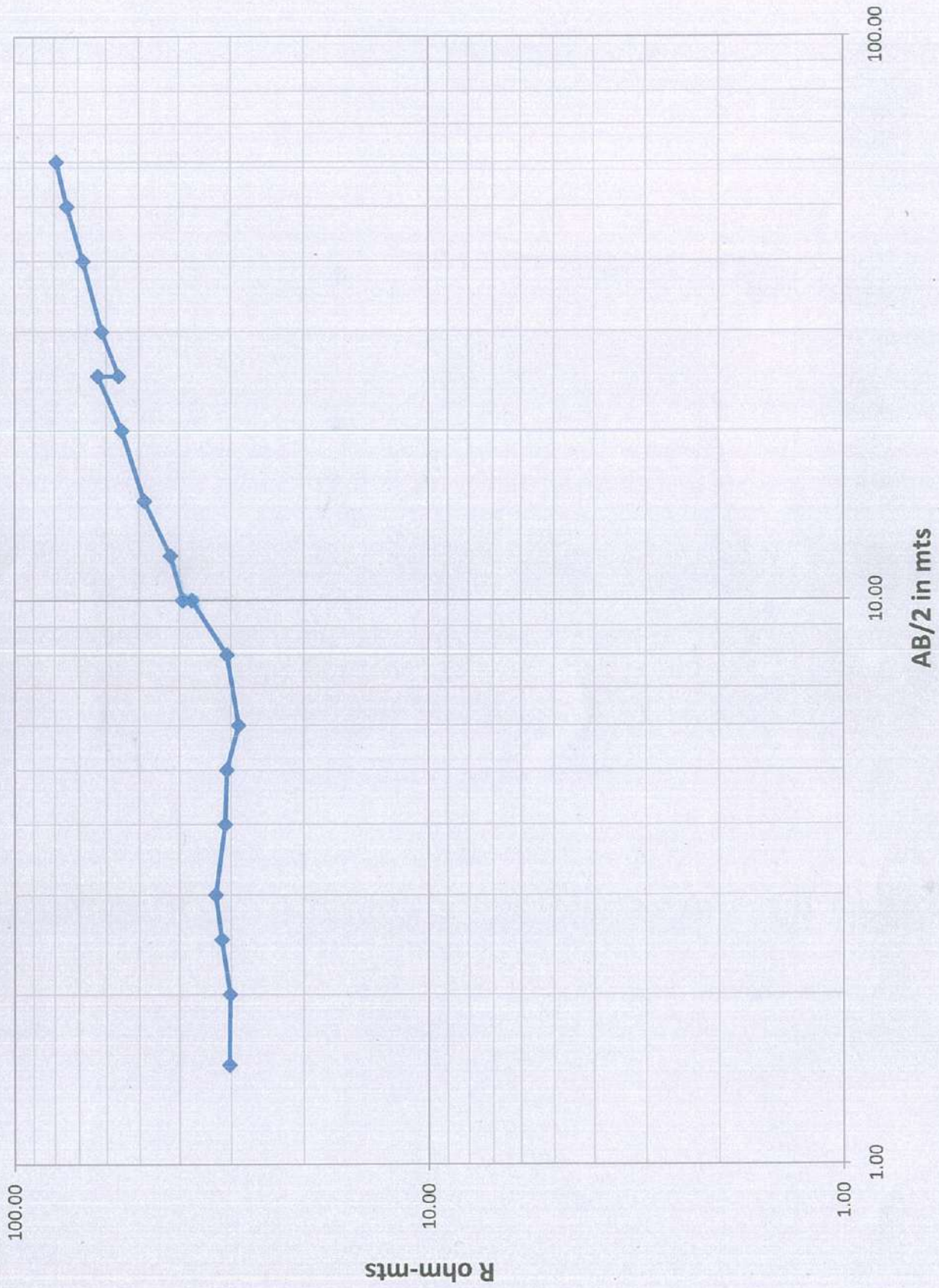
- (5) The sub surface geological formations indicate aquifer characteristics in the form of fractured, jointed and Basalt.
- (6) The aquifer occurs at a depth of 8 Mt. and 15 Mt. below ground level.
- (7) The aquifer appears potential as the existing bore well in the site area is functioning practically throughout the year.
- (8) There is good scope for water conservation by way of induced groundwater recharge which will help in strengthening the aquifer at local as well as at regional scale.
- (9) In coming future, demand for water will be increasing manifold and as such, it will be appropriate to conserve this valuable resource and safe guard it from over exploitation.
- (10) This will be possible through water conservation measures, as suggested above.
- (11) The water conservation measures will have long term effects as far as availability of water is concerned. This will also help in soil moisture retention and thereby survival of plantation.

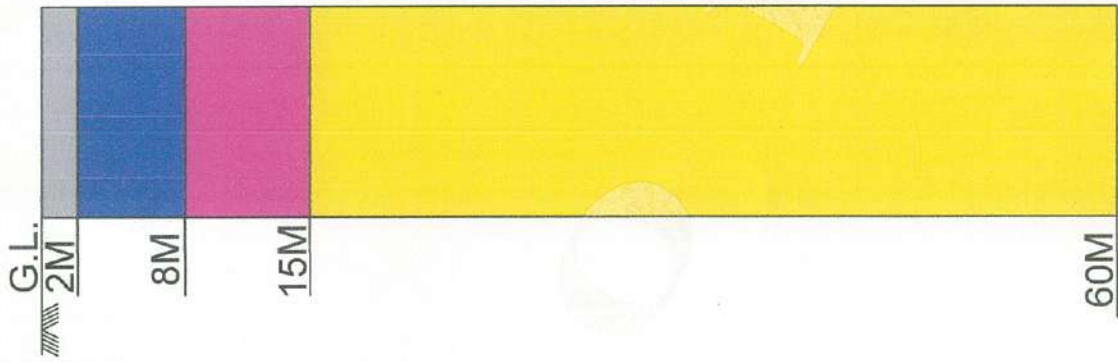
A handwritten signature in blue ink, appearing to read 'Dilip Satbhai'.

(DILIP SATBHAI)

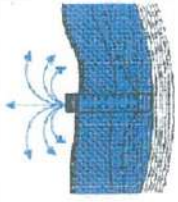
HYDROGEOLOGIST.

Ishanya-Mahanagar Realty- Pune- VES.





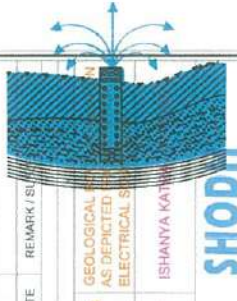
VES-I
GEOLOGICAL SECTION



NOTES / LEGENDS

Grey	MURUM
Yellow	JOINTED BASALT
Pink	VESICULAR ZEOLITIC BASALT
Blue	FRACTURED BASALT

REV	NO	DATE	REMARK / SU
R3			
R2			
R1			



DRAWING AS DEPICTED
TITLE
ELECTRICAL S

PROJECT
ISHANYA KATH

SHODH

DILIP SATBHAI
CONSULTING HYDROGEOLOGIST PUNE.

**Executable EMP
for**

Residential cum Commercial construction project

“Ishanya”

***Project By
Mahanagar Realty***

**Project Location: CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No.
19A/3A
Dhankawadi, Satara Road, Pune- 411043**

1. INTRODUCTION

Mahanagar Realty is proposing vertical expansion of residential development building "Ishanya" on CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A,Dhankawadi, Satara Road, Pune- 411043. The referred project has received previous EC vide no. SEAC 2011/CR-44/TC-2 dated 22nd March 2013. The construction has been started as per the previous EC. The proposed development is consist of construction of 4 no's of Residential Building with Commercial component has 8 shops. The proposed number of tenements is 495 and 8 shops.

2. PURPOSE OF EMP:

This section enumerates a set of measures to be taken during implementation and operation, to eliminate or avoid/ offset adverse environmental impacts or to reduce them to acceptable levels, together with the action which need to be taken to implement them.

The most reliable way to ensure, that the plan will be integrated into the overall project planning and implementation is to establish the plan as a component of the project. This ensures that it will receive funding and supervision along with the other investment components.

Environment Management Plan (EMP) provides mitigation measures in order to minimize or to eliminate the probable minor impacts occurring due to activities during the life cycle of the project. This plan shall identify best possible methods in order to mitigate the impacts. The EMP provides rational and pragmatic environmental solutions to:

- ✓ Minimize the impacts on the environment;
- ✓ Prevent or minimize all forms of pollution;
- ✓ Conserve native flora and fauna and enhance local biodiversity;
- ✓ Soil Erosion Control and enhancement of local landscape;
- ✓ Comply with all applicable regulations and standards for the protection of the environment;
- ✓ Adopt the best practices to prevent or minimize adverse environmental impacts;
- ✓ Develop & adopt waste management practices based on waste hierarchy;

- ✓ Describe all monitoring procedures required to identify impacts on the environment; and create awareness amongst the employees and contractors with regard to environment protection.

Description of significant impacts DURING CONSTRUCTION PHASE:

Sr. no.	Activities creating impacts	Impacts due to Activities
1	Impacts due to Site Clearing activities	1. Removal of top soil. 2. Increase in soil erosion & dust generation 3. Habitat threats to local birds. 4. Reduced ground water recharge 5. Increase in noise generation. 6. Change in natural topography & drainage pattern.
2	Impacts due to excavation & foundation activities	1. Removal of substantial quantity of soil and rock. 2. Noise generation 3. Dust generation 4. Unorganized site
3	Impacts due to sub structure construction	1. Increase in hardscape area 2. Reduced ground water recharge 3. Resource extraction 4. Heat Island Effect 5. Increase in noise & air pollution 6. Disturbance to the neighboring plots & residents Health & safety hazards 7. Construction waste generating 8. Increase in land pollution 9. Soil erosion 10. Alteration of natural drainage pattern

- Doctor & First aid facility for workers
- Crèche for children of workers
- Regular health check up for workers
- Educational and awareness program for safety measures

Operation Phase:

For safety purpose during operational phase

- Awareness programs regarding socio-economic impacts of residential projects on surrounding area.
- Environmental and safety awareness programs for surrounding area.
- Disaster management/Emergency preparedness plan will be explained with the help of experts.

In addition, we will construct a compound wall of 1.5 M height and plant the trees within premises along compound wall, to attenuate the noise level.

Periodic inspection and maintenance of all water storage tanks should be carried out at regular intervals to prevent outbreak of waterborne diseases.

EMP cost:

Sr. No.	Details	Capital Cost in INR lakhs	O & M cost in INR/p.a. in lakhs
1.	STP (2)	94.00	18.00
2.	Solid waste Management	25.00	12.08
3.	Rain Water Harvesting	11.25	1.00
4.	Landscape	138.00	4.27
5.	Solar Water Heater	40.00	1.50
6.	Solar PV cell	5.00	0.25
7.	*Environmental Monitoring	--	1.60

8.	Site safety and awareness	9.00	--
	Total	322.25	38.7

Monitoring plan at operation phase				
	Details	Parameters	Frequency	Cost INR p.a.
1	Ambient Air	PM10,PM2.5,SO ₂ ,NO _x	Half yearly	20,000
2	DG stack	TS, SO ₂ , NO _x	Half yearly	5,000
3	Noise	Ambient Noise level	Half Yearly	5,000
4	STP waste water	pH, TDS, TSS, COD, BOD, Oil & grease, Residual chlorine, Ammonical nitrogen Phosphorus, Total nitrogen Coliforms	Monthly	10,000
5	Manure from solid waste	pH, C:N ratio, organic carbon, Total nitrogen, Total Phosphates, Total Potassium	Quarterly	10.000
6	Env Audit		Yearly	50,000
	Total			1,60,000

Responsibilities:

1. During construction phase, contractors as well as site-in-charge will be responsible for implementing all the mitigation measures recommended.
2. Planting of trees on open spaces and road-side should be initiated during construction phase itself.
3. In operational phase, the work will be continued along with post-monitoring of planted area. An officer will be appointed by us to ensure

monitoring and inspection during construction period as explained above.

4. Project proponent have constituted Environmental Management Cell (EMC) including in-house and outside experts (5 in Number) to deal with environmental issues at project stage for every project site. EMC meets every fortnight and assess the environmental issues at various on-going sites. After the society formation, a special training program to be organized for society office bearers to look into environment management in project operation stage.

Regulatory Compliance:

Obtain Consent to Establish from MPCB before start of work

1. Obtain Consent to Operate from MPCB before occupation of project.
2. Six monthly compliance for air, water, noise, soil monitoring and submission to MoEF/MPCB



A higher level of self-reliance

Date-15/05/2019

To,
M/s. MAHANAGAR REALTY,
Office At San Mahu Complex, Poona Club Road, Camp Pune.

Sub: - Facilitating Solid Waste Management at your Commercial/Residential "Ishanya" Project situated at, CTS No. 373 (pt), 375,376,377 (pt), 378 (pt), S. No. 19A/3A, Dhankawadi, Pune-Satara Road, Pune-411043.

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: 495Kg/Day, E-waste-520 Kg/Year) from your registered project "Ishanya" Project situated at, CTS No. 373 (pt), 375,376,377 (pt), 378 (pt), S. No. 19A/3A, Dhankawadi, Pune-Satara Road, Pune-411043, through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (OWC: 700 Kg/Day) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

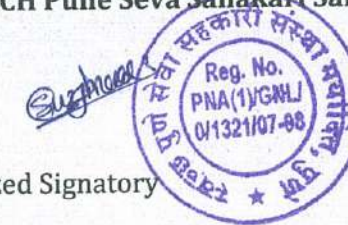
Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd

Authorized Signatory

15/05/2019



स्वच्छ पुणे सेवा सहकारी संस्था मर्यादित ही कचरावेचकांची स्वायत्त सहकारी संस्था असून दारोदार कचरा गोळा करण्याची

सेवा पुरवण्याकरिता पुणे महानगरपालिकेने अधिकृत केलेली संस्था आहे.

कोथरुड कचरा डेपो, पीड रस्ता, कोथरुड, पुणे ४११ ०३८

दु.: ०२० ६५०००८१७ स्वच्छ हेल्पलाईन : ९७६५९९९५०० ई-मेल : swachcoop@gmail.com वेबसाईट : www.swachcoop.com

New address -
3rd Floor, Old Tilak Road Ward Office,
Above SBI (Tilak Road Branch), Pune 411042

(Reg No. PNA (1) GNL/O/1321/07-08)

AGREEMENT

This Agreement ("Agreement") is entered into as on 10/05/2019

Between

M/s. " **MAHANAGAR REALTY** ", a registered Partnership Firm having its registered office at San Mahu complex, Poona Club Road ,Camp pune (herein after referred to as the "Developer") **Party No.1**

AND

SWaCH Pune Seva Sahakari Sanstha Maryadit, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the "**Party No. 2**"), **Party No.2**

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of "**Ishanya**" situated at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, pune-Satara Road, Pune411043, (herein after referred to as the "**said Site**").



AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

AND WHEREAS, Party No. 2 has assured the Developer that it can ensure the provision of such services through waste-picker members of the cooperative in accordance with local, state and central regulations;

AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which is accepted by the Party No. 2 subject to the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity_495_Kg/Day, E waste - 520 kg/year) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

IN WITNESS WHERE OF, the parties have signed this Agreement on the day and year first above written.

M/s. MAHANAGAR REALTY

Through **Shri Swaran singh Sohal**



(Developer)

SWaCH Cooperative,

Through



(Party No. 2)



14477

पुणे महानगरपालिका

वृक्ष प्राधिकरण कार्यालय

छत्रपती संभाजीराजे उद्यान, जंगली महाराज

रस्ता, बालगंधर्व रंगमंदीराशेजारी,

शिवाजीनगर, पुणे ४११ ००५.

दूरध्वनी :- ०२०-२५५३२५१४/२५५३८५५३

जा.क्र.वृ.प्रा.जा / ६५६३

दिनांक १५/१ /२०१९

मा.नगर उप अभियंता (बांधकाम परवाना विभाग)

उप आयुक्त कार्यालय क्र.४ ,पुणे महानगरपालिका

यांजकडे

विषय	सन. १९अ/३अ, सिटीएस नं. ३७५, धनकवडी, सातारा रोड, पुणे येथील नियोजित बांधकामास बांधकाम पुर्व ना हरकत पत्र देणेबाबत.
संदर्भ	१) श्री.पुरुषोत्तम लोहीया, ११०५, मुकुंदभवन, रविवार पेठ, पुणे ०२ यांचे उद्यान कार्यालय आ.क्र.४९२८ दि. २१/९/२०१० २) मा.महापालिका आयुक्त जा.क्र.नअजा/२३३ दि.२६.११.२००७ रोजीचे कार्यालयीन परिपत्रक

संदर्भांकित पत्रान्वये विषयांकित ठिकाणी खात्यामार्फत समक्ष पाहणी करणेत आलेली आहे.

- १) मिळकतीचे एकूण क्षेत्रफळ - २५००२.५९ चौरस मीटर आहे.
- २) मिळकतीवरील एकूण वृक्षांची संख्या - ५७ (त्यापैकी ३ वृक्ष नैसर्गिकरित्या वढलेले आहेत.)
- ३) मिळकतीवरील नियोजित बांधकामास अडथळा करणाऱ्या वृक्षांची संख्या - ०
- ४) संदर्भ क्र.२ च्या परिपत्रकानुसार नकाशामध्ये मिळकतीच्या हद्दीवर १.५० मीटर रुंदीची जागा नविन वृक्ष लागवडीसाठी ठेवण्यात आलेली आहे.
- ५) संदर्भ क्र.२ च्या परिपत्रकानुसार नविन वृक्ष लागवडीसाठी नकाशावर प्रत्येक वृक्षांमध्ये लागवडीची जागा योग्य प्रमाणात ठेवण्यात आलेली आहे.
- ६) वृक्ष काढणे / वृक्ष पुनर्रोपण करणेसाठी , मा .वृक्ष प्राधिकरण समितीची व सद्यस्थितीत मे.उच्च न्यायालय, मुंबई यांची पुर्व मान्यता घेणेची आवश्यक आहे.

उपरोक्त नमूद केलेल्या अटीप्रमाणे सादर करण्यात आलेल्या बांधकाम नकाशात पुर्तता करून विषयांकित ठिकाणच्या बांधकामास नियमाप्रमाणे बांधकाम पुर्व ना हरकत पत्र देण्यात येत आहे.

मां.स.कळावे,

वृक्ष अधिकारी तथा
उप आयुक्त

Revised tree list

Sr. no.	Botanical Name	Common Name	Qty
1	<i>Pongmania pinnata</i>	Karanj	80
2	<i>Azadirachta indica</i>	Neem	42
3	<i>Bauhinia purpurea</i>	Kanchan	27
4	<i>Lagerstomia flosreginae</i>	Taman	37
5	<i>Michelia Champaca</i>	Son chapha	77
6	<i>Dalbergia sissoo</i>	Bahava	98
	Total		381

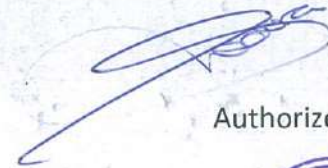
UNDERTAKING**To whom so ever it may concerned**

We, Mahanagar Realty have proposed expansion of residential cum commercial project at "Ishanya" at CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, Satara Road, Pune. We have applied to SEIAA of Maharashtra for getting Environmental Clearance to the said project. In this regards, we undertake that we will retained 13 number of existing trees and 15 trees will be transplanted.

Place: Pune

Date:10.6.2019

For, Mahanagar Realty,



Authorized Signatory





Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/ 1106
Date : 10/06/2019

(375 / 2011)

To,
Sunil Chinchawade Architects,
7, Sadhu Vaswani Road, Pune.

Sub :- Revised Provisional Fire NOC for proposed building at CTS.No.373(Pt), 375, 376, 377(PT), 378(PT), S.No. 19A/3A, Dhankawadi, Satara Road, Pune.
(For Building D Only)

Ref :- Your Office request letter Dt.23.05.2019.

As per your request, visited the proposed site along with Mr. Mohan Jadhav on Dt.24.04.2019 and discussed with him regarding the fire protection system to be installed in the proposed building.

1. It is open plot.
2. Motorable road is shown on the plan submitted to this office.
3. Two staircases will be provided as per plans submitted to this office.
4. Three lifts will be provided as per submitted plans & one of them should be a stretcher lift as per NBC 2016 & the Notification No. TPS - 1806/2125/ C.R.435(A)/ 06/UD-13, of U. D. Dept., Govt. of Maharashtra.
5. Building will be use for mixed (shop on ground floor residence on 1st to 9th floor) purpose as per plans submitted to this office.
6. Parking will be provided basement, ground, podium no. 1 to 5 as per submitted plans.
7. Height of the proposed building will be 45.60 Mtrs. Only.
8. Fire premium charges are paid by challan No.1) 22279, Dt. 27.06.2012, Rs.16,25,000/-
2) 150649, Dt. 09.06.2011, Rs. 9,02,500/-
3) 049929, Dt. 30.05.2019, Rs. 16,92,100/-
9. Fire service fee, annual fee is paid by challan No.1) 22280, Dt. 27.06.2012, Rs.1,58,00,000/-
2) 049930, Dt. 30.05.2019, Rs.9,97,700/-
10. Fire Infrastructure charges are paid by challan No. 1) 22281, Dt. 27.06.2012, Rs.2,35,250/-
2) 150650, Dt. 09.06.2011, Rs.1,51,500/-
3) 049931, Dt. 30.05.2019, Rs.59,030/-
4) 31067, Dt. 29.07.2015, Rs. 32,500/-
10. Total plot area is 23734.00 Sq.Mtrs. and total built-up area will be 7269.81 Sq.Mtrs. as per submitted plans.

Considering the above, This office has No objection to construct the building as proposed subject to the compliance of following building fire prevention & fire protection systems.

1. All the electrical wiring in the building should be carried out in concealed.
2. Terrace tank (overhead tank) should be provided with 20000 Ltrs. of water and should be preserved exclusively for fire fighting.
3. Down comer should be provided from terrace tank to parking level. (G.I. "C" class ISI marked - 6" dia. Pipeline of Zenith / Jindal / TATA/Surya/APL Apollo/Siddhartha / Bhushan) Parking level to terrace level pipe line should be of 6" dia. & overhead tank to pump & then terrace level - 4" dia.
4. Non return valve, Air valve and Main valve should be provided on the D.C. line near the overhead tank.
5. Hose Reel drum, Hydrant Valves & other fire fighting equipments should be gun metal / SS ISI marked and should be provided at each landing with necessary equipments. Rubber hose should be preferably yellow flurosent, 19 mm ID ISI marked & not less than 20 Mtrs.
6. Fire service inlet with hydrant valve outlet should be provided at ground level & it should be accessible for fire service personnel for easy operation.
7. Single hose box with delivery hose of 63 mm dia. ISI marked. With ISI marked branch pipe should be provided on the ground floor & at each floor upwards.

-: 2 :-

8. Booster Pump of Kirloskar, Crompton, Mather, Platt, Lubi or C.R.I. makes of, with 900 LPM. per giving a pressure not less than 3.2 kg./Cm² at topmost hydrant with ISI mark. Electrical starter at ground floor as well as on terrace level should be provided.
9. ISI marked Portable ABC type fire extinguishers should be provided at:
 - a) Main switch board, b) Parking, c) Lift room, d) Transformer room, e) Each floor.
- 10.a) Transformer must be out of building.
 - b) Photo luminous exit and other signs such as EXIT, DANGER, NO SMOKING must be provided at each floor near staircase and at other necessary places.
 - c) Manual Call Point with Talk-back P. A. system should be provided at each floor near staircase.
 - d) Generator / alternate power supply should be provided to operate lift/fire lift, fire pump etc. in case of failure of regular electricity. Certificate of the electric contractor regarding this, should be submitted to this office at the time of the final N.O.C.
 - e) All the electrical wiring of the building used for Manual Call Point & Talk-back P.A. system should be ISI marked.
 - f) Telephone numbers of responsible persons, Fire Brigade, nearest hospital should be displayed on the board, This board should be displayed on prominent place. Preferably at the security cabin.
11. Underground tank with capacity of 100000 Ltrs. water with a provision of fire fighting pump of 2280 LPM. capacity @ 3.5 kg./Cm² at the farthest point with a stand by pump (diesel driven) of similar capacity. (Submersible pump or Monoblock pump will not be acceptable.)
12. Court yard hydrant system should be provided for the building. The distance between two hydrants should not be more than 30.00 Mtrs.
13. Fire lift should be provided as per provisions of NBC 2016.
14. Fire door should be provided at each floor to the staircase and front door of each flat of building above 24.00 Mtrs. should be a fire door. (Tested by Roorki or A.R.A.I. only)
15. Refuge area should be provided at immediate floor after 24 Mtrs. height. The location should be to the satisfaction of Chief Fire Officer, Pune Municipal Corporation. If the refuge area is in flat, it should be properly marked as "REFUGE AREA" & easily visible from ground level.
16. Automatic sprinkler systems should be provided at basement and all floors including lobbies, passages of the building with separate pump.
17. De watering systems should be provided at basement of the building with separate pump.
18. Automatic addressable detection system should be provided at all floors including lobbies, passages of the building.
19. The plans of the above bldg. should be got approved by B.P.Dept. of PMC before applying for final N.O.C.
20. In future, if the height of the buildings will be increased more than mentioned height in this NOC, all the conditions from D.C.Rules of PMC & NBC 2016 will be applicable as it is for the future proposed height. This office will not given any type of concession in the conditions for the future height of the said building.
21. As per the D.C. Rules requirement, all the marginal open spaces around the building & the step margin given for the building should be kept open and obstruction free for easy mobility of fire engines.

Regular Training and Maintenance of these systems should be carried out by the housing society / builders. As per provisions made in Maharashtra Fire Prevention And Life Safety Act 2006, the necessary Fire Service Fees and Annual Fees should be paid to PMC before obtaining the Final Fire NOC. All other provisions of D.C. Rules of Pune Municipal Corporation & National Building Code Of India- 2016 should be strictly adhered. The erection and installation work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the license contractor is available on www.maharashtrafireservices.org. The copy of the work done & the license certificate should be attached with the relevant paper before obtaining Final Fire NOC.

This is a "Provisional No Objection Certificate" which shall be treated valid for the period of **ONE YEAR** from the date of issue. After providing the above fire prevention and protection system and after scrupulous compliance of above recommendations the inspection of the fire prevention & protection arrangements will be carried out & after satisfactory inspection "**Final No Objection Certificate**" may be issued to your building which may please be noted. This provisional NOC is issued only considering from the point of view of fire & life safety of the occupants. All other approvals related to structure should be got approved from the competent authorities.

The undersigned reserves right to amend 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 said building.

D. Nagarkar
10/10/19
(Dattatray Nagarkar)
Assi. Divisional Fire Officer
Pune Municipal Corporation

Prashant D. Rumpise
10/10
(Prashant D. Rumpise)
Chief Fire Officer
Pune Municipal Corporation

Copy to : Dy. Engineer (B.C.),PMC.



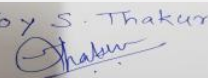
86th SEAC-III Day 01

SEAC Meeting number: 86 Meeting Date April 24, 2019

Subject: Environment Clearance for Expansion of Residential construction project Ishanya by Mahanagar Realty**Is a Violation Case:** No

1.Name of Project	Ishanya
2.Type of institution	Private
3.Name of Project Proponent	Mahanagar Realty
4.Name of Consultant	Not yet appointed
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes, Environmental clearance obtained vide no. SEAC-2011/ C.R. 44/TC-2 dated 22nd March 2013
8.Location of the project	CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A, Dhankawadi, Satara Road, Pune-411043
9.Taluka	Haveli
10.Village	Dhankawadi
Correspondence Name:	Swaran Singh Sohal
Room Number:	0
Floor:	6
Building Name:	San Mahu Complex
Road/Street Name:	Poona Club road
Locality:	Camp
City:	Pune
11.Area of the project	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	In process
	IOD/IOA/Concession/Plan Approval Number:
	Approved Built-up Area:
13.Note on the initiated work (If applicable)	construction is completed as per previous EC
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	23734
16.Deductions	3985.9
17.Net Plot area	19748.10
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 49993.85 sq.m
	Non FSI area (sq. m.): 65411.66 sq.m.
	Total BUA area (sq. m.): 115406
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 31514.91
	Approved Non FSI area (sq. m.): 40664.39
	Date of Approval: 20-07-2017
19.Total ground coverage (m2)	9240
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	48.5
21.Estimated cost of the project	2620400000

22.Number of buildings & its configuration

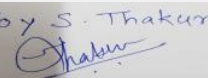
Joy S. Thakur

 Joy S.Thakur (Secretary
 SEAC-III)

**SEAC Meeting No: 86 Meeting Date: April 24,
 2019 (SEIAA-STATEMENT-0000001550)
 SEAC-MINUTES-0000003905**

Page 1 of
 14

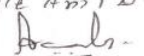
Name: K. Anil Kale
 Signature: 
 Shri. Anil Kale (Chairman
 SEAC-III)

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	A (1)	3B + P + 21	69.70	
2	B (1)	3 B + P + 21	70	
3	C (1)	3 B + P + 21	70	
4	D (1)	1 B + G + Mezz + 5 P + 29	99.99	
5	Commercial at D building	G + mezz	6	
6	community prayer hall	G	9	
23.Number of tenants and shops	495 + 8 shops			
24.Number of expected residents / users	Residential - 2475 Commercial - 140			
25.Tenant density per hectare	250 T/HA			
26.Height of the building(s)				
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	60			
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9			
29.Existing structure (s) if any	Residential building: 03 , Commercial building: 01			
30.Details of the demolition with disposal (If applicable)	Not applicable			
31.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32.Total Water Requirement				

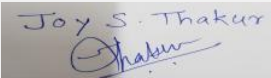
Joy S. Thakur

 Joy S.Thakur (Secretary
 SEAC-III)

SEAC Meeting No: 86 Meeting Date: April 24,
 2019 (SEIAA-STATEMENT-0000001550)
 SEAC-MINUTES-0000003905

Page 2 of
 14

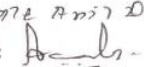
Name: K. Anil Kale

 Signature: Shri. Anil Kale (Chairman
 SEAC-III)

Dry season:	Source of water	PMC
	Fresh water (CMD):	232
	Recycled water - Flushing (CMD):	116
	Recycled water - Gardening (CMD):	58
	Swimming pool make up (Cum):	6
	Total Water Requirement (CMD) :	406
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	25 kl/bldg
	Excess treated water	139
Wet season:	Source of water	PMC
	Fresh water (CMD):	232
	Recycled water - Flushing (CMD):	116
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	6
	Total Water Requirement (CMD) :	348
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	25 KL/bldg
	Excess treated water	197
Details of Swimming pool (If any)	Dimension of Swimming Pool: Main Pool Size:18 mX 7M Baby Pool size: 4 m X 7m Total water Requirement in KLD: 168 Water requirement for make up in KLD: 6	
	Details of Plant& Machinery used for treatment of Swimming pool water: Filter, Self Priming pump, Control panel for pump, Hair and lint strainer, S/F main drain in white ABS, S/F vacuum point in white ABS, S/F inlet point in white ABS, overflow grating.	

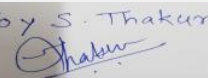

 Joy S.Thakur (Secretary
 SEAC-III)

**SEAC Meeting No: 86 Meeting Date: April 24,
 2019 (SEIAA-STATEMENT-0000001550)
 SEAC-MINUTES-0000003905**

Page 3 of
 14

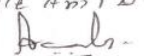
Name: K. Anil Kale
 Signature: 
 Shri. Anil Kale (Chairman
 SEAC-III)

33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	232	232	Not applicable	23	23	Not applicable	209	209
34.Rain Water Harvesting (RWH)	Level of the Ground water table:		Pre monsoon: 10 m BGL Post monsoon : 3-5 BGL						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		15						
	Size of recharge pits :		2.0 m x 0.90 m x 2.0 m						
	Budgetary allocation (Capital cost) :		11.25/- lakhs						
	Budgetary allocation (O & M cost) :		1.0 /- lakh p.a.						
	Details of UGT tanks if any :		Domestic UG tank Capacity: 371.40 KLD Fire UG tank Capacity: 300 KLD						
35.Storm water drainage	Natural water drainage pattern:		As per contour						
	Quantity of storm water:		23.86 m ³ /min						
	Size of SWD:		600 mm						
36.Sewage and Waste water	Sewage generation in KLD:		313						
	STP technology:		FAB & MBBR						
	Capacity of STP (CMD):		2 STPS 150 KLD + 210 KLD						
	Location & area of the STP:		As per layout						
	Budgetary allocation (Capital cost):		94 /- lakhs						
	Budgetary allocation (O & M cost):		18 /- lakhs p.a.						

Joy S. Thakur

 Joy S.Thakur (Secretary
 SEAC-III)

SEAC Meeting No: 86 Meeting Date: April 24,
 2019 (SEIAA-STATEMENT-000001550)
 SEAC-MINUTES-0000003905

Page 4 of
 14

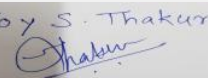
Name: K. Anil Kale

 Signature: Shri. Anil Kale (Chairman
 SEAC-III)

37.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	1 % of raw material
	Disposal of the construction waste debris:	On the same site as filling material
Waste generation in the operation Phase:	Dry waste:	479 kg/day
	Wet waste:	700 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	19
	Others if any:	E waste : 500 kg/year
Mode of Disposal of waste:	Dry waste:	Through authorized vendor
	Wet waste:	Mechanical composting unit
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Through mechanical composting unit
	Others if any:	E waste: Through authorized vendor
Area requirement:	Location(s):	As per layout
	Area for the storage of waste & other material:	24 sqm
	Area for machinery:	20 sqm
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	25 /- lakhs
	O & M cost:	12.26 /- lakhs p.a.

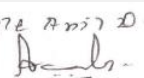
38.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	Not applicable	7 - 8.5	6.5 - 7.5	NA
2	COD	mg/l	300 - 400	<30	Not exceed 100 mg/l
3	BOD	mg/l	250- 300	<10	Not exceed 10 mg/l
4	S.S.	mg/l	350 -450	<5	Not exceed 50 mg/l
5	Oil & grease	mg/l	10	<5	NA
6	TDS	mg/l	NA	<1000	Not applicable
7	Total Nitrogen	mg/l	40-50	< or equal to 10	Not applicable
8	Ammonical nitrogen as nitrogen	mg/l	Not applicable	< or equal to 1	Not applicable
9	Total phosphate	mg/l	5 -7	< or equal to 2	Not applicable
10	Feacal Coliform	MPN/100 ml	10000000	ND	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			

Joy S. Thakur

Joy S.Thakur (Secretary SEAC-III)

**SEAC Meeting No: 86 Meeting Date: April 24, 2019 (SEIAA-STATEMENT-0000001550)
 SEAC-MINUTES-0000003905**

Page 5 of 14

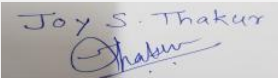
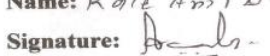
Name: *Kale Anil D*
Signature: 
Shri. Anil Kale (Chairman SEAC-III)

Amount of treated effluent recycled :	Not applicable
Amount of water send to the CETP:	Not applicable
Membership of CETP (if require):	Not applicable
Note on ETP technology to be used	Not applicable
Disposal of the ETP sludge	Not applicable

SEAC-MINUTES-0000003905

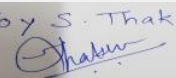
 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019 (SEIAA-STATEMENT-000001550) SEAC-MINUTES-0000003905	Page 6 of 14	Name: K ०१६ Anil D. Signature:  Shri. Anil Kale (Chairman SEAC-III)
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39.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
41.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
42.Source of Fuel		Not applicable					
43.Mode of Transportation of fuel to site		Not applicable					
44.Green Belt Development		Total RG area :	2760.90 sqm				
		No of trees to be cut :	16				
		Number of trees to be planted :	381				
		List of proposed native trees :	As per list				
		Timeline for completion of plantation :	2 years				
45.Number and list of trees species to be planted in the ground							
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance			
1	Astonia scholaris	Saptarni	80	Native, Evergreen			
2	Azadirachta indica	Neem	42	Native, Medicinal value, To control soil erosion			
3	Bauhinia purpurea	Kanchan	27	Every part of plant is medicinal, Drought tolerant species			
4	Lagerstomia flosreginae	Taman	37	Native, Medicinal value, To control soil erosion			
5	Michelia Champaca	Son chapha	77	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing			
6	Dalbergia sissoo	Shisum	98	Native, flowering			
7	Mimosops elengi	Bakul	70	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing			
46.Total quantity of plants on ground							
47.Number and list of shrubs and bushes species to be planted in the podium RG:							

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019 (SEIAA-STATEMENT-000001550) SEAC-MINUTES-0000003905	Page 7 of 14	Name: K. Anil Kale  Signature: Shri. Anil Kale (Chairman SEAC-III)
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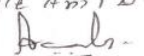
Serial Number	Name	C/C Distance	Area m2
1	Allamanda nerifolia Nana	Not applicable	Not applicable
2	Canna generalis hybrid red	Not applicable	Not applicable
3	Agave angustifolia 'Variegata'	Not applicable	Not applicable
4	Nerium olender roseum Dwarf	Not applicable	Not applicable
5	Leucophyllum frutescence	Not applicable	Not applicable
6	Murraya exotica	Not applicable	Not applicable
7	Tabernaemontana coronaria 'variegata'	Not applicable	Not applicable
8	Tabernaemontana coronaria 'Mini'	Not applicable	Not applicable

SEAC-MINUTES-0000003905

Joy S. Thakur

 Joy S. Thakur (Secretary
 SEAC-III)

SEAC Meeting No: 86 Meeting Date: April 24,
 2019 (SEIAA-STATEMENT-0000001550)
 SEAC-MINUTES-0000003905

Page 8 of
 14

Name: K. Anil Kale

 Signature: Shri. Anil Kale (Chairman
 SEAC-III)

48. Energy

Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	45 KW
	DG set as Power back-up during construction phase	62.5 KVA (1)
	During Operation phase (Connected load):	5092 KVA
	During Operation phase (Demand load):	2367 KVA
	Transformer:	630 KVA X 6
	DG set as Power back-up during operation phase:	400 KVA X 1 No.
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NA

49. Energy saving by non-conventional method:

Solar Water Heating Systems

- LED based lighting will be done in the common areas, landscape areas, signage's, Entry Gates and boundary compound walls etc.
- Auto timer switches will be provided for street lights, Garden lights, Parking & staircase lights & other Common area Lights for saving electrical energy.
- Water Level Controllers with timers will be used for water pumps.
- Overall Energy Saving is: Approx. 25%

50. Detail calculations & % of saving:

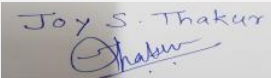
Serial Number	Energy Conservation Measures	Saving %
1	LED Lamps	28835 KWH / Annum
2	Solar Water heater	180675 KWH / Annum

51. Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Water pollution	Not applicable	STP
Noise Pollution due to DG set	Not applicable	Acoustic enclouser and canopy
Solid waste	Not applicable	OWC

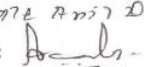
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	124 /- lakhs
	O & M cost:	7.9 /- lakhs p.a.

52. Environmental Management plan Budgetary Allocation


 Joy S. Thakur (Secretary SEAC-III)

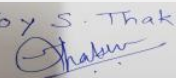
SEAC Meeting No: 86 Meeting Date: April 24, 2019 (SEIAA-STATEMENT-000001550)
SEAC-MINUTES-0000003905

Page 9 of 14

Name: K. Anil Kale
Signature: 
 Shri. Anil Kale (Chairman SEAC-III)

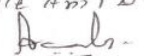
a) Construction phase (with Break-up):			
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Erosion control	Dust suppression measures	1.8
2	Site safety	Net, PPE to labours, Sigh boards, etc	2
3	Site sanitation	Mobile toilets, and solid waste management	2
4	Disinfection and health check up	Medical camp	2.4
5	Environmental monitoring	Air, water , noise and soil monitoring and analysis	1

SEAC-MINUTES-0000003905

Joy S. Thakur

 Joy S.Thakur (Secretary
 SEAC-III)

SEAC Meeting No: 86 Meeting Date: April 24,
 2019 (SEIAA-STATEMENT-000001550)
 SEAC-MINUTES-0000003905

Page 10
 of 14

Name: KALE Anil D.

 Signature: Anil D.
 Shri. Anil Kale (Chairman
 SEAC-III)

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	Two STP of FAB and MBBR technology	94	18
2	Rain Water Harvesting	Pits with bore and internal piping	11.25	1
3	Solid waste management	OWC installation	25	12.26
4	Landscape	Plantation	64	3.70
5	Energy	Energy conservation measures	124	7.9
6	Environmental monitoring	air, water, soil, noise monitoring and analysis	0	1.60
7	Safety training and awareness	training to residence	9	0
8	Water tanker in case of water shortage	water tanker	0	1.50

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

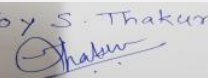
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

53. Any Other Information

No Information Available

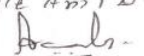
54. Traffic Management

Nos. of the junction to the main road & design of confluence:	1
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Joy S. Thakur

 Joy S. Thakur (Secretary SEAC-III)

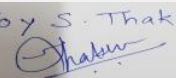
SEAC Meeting No: 86 Meeting Date: April 24, 2019 (SEIAA-STATEMENT-0000001550)
 SEAC-MINUTES-0000003905

Page 11
of 14

Name: K. Anil Kale

 Shri. Anil Kale (Chairman SEAC-III)

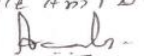
Parking details:	Number and area of basement:	23636.87 sqm (3)
	Number and area of podia:	12195.73 sqm (5)
	Total Parking area:	35832.60 sq.m.
	Area per car:	35m2 and 30 m2
	Area per car:	35m2 and 30 m2
	Number of 2-Wheelers as approved by competent authority:	1071
	Number of 4-Wheelers as approved by competent authority:	1072
	Public Transport:	NA
	Width of all Internal roads (m):	NA

SEAC-MINUTES-0000003905

Joy S. Thakur

 Joy S.Thakur (Secretary
 SEAC-III)

SEAC Meeting No: 86 Meeting Date: April 24,
 2019 (SEIAA-STATEMENT-000001550)
 SEAC-MINUTES-0000003905

Page 12
 of 14

Name: K ०१६ Anil D.
 Signature: 
 Shri. Anil Kale (Chairman
 SEAC-III)

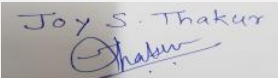
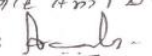
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) B1
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website	No
	Date of online submission	-

Brief information of the project by SEAC

PP submitted their application for prior Environmental clearance for total plot area of 23734 m², FSI area of 49993.85 m², Non FSI area of 65411.66 m² and total BUA of 115406 m².

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

DECISION OF SEAC

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 86 Meeting Date: April 24, 2019 (SEIAA-STATEMENT-000001550) SEAC-MINUTES-0000003905	Page 13 of 14	Name: K. Anil Kale  Signature: Shri. Anil Kale (Chairman SEAC-III)
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During discussion following points emerged:

1. PP to submit revised CER based on total project cost.
2. PP to revise parking layout plan for basement with adequate width and turning radius.
3. Parking for commercial and residential building shall be separated.
4. PP to submit parking statement showing total number of parking required and proposed as per DCR with area per car as per norms.
5. PP to submit basement approval plan.
6. PP to submit sanctioned plan.
7. PP to submit phase wise programme for proposed construction with mitigation measures taken to avoid inconvenience to existing / nearby occupants.
8. PP to submit debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
9. PP to submit geo-hydrological report incorporating details of water table and RWH proposed.
10. PP to submit site specific executable EMP.
11. PP to obtain and submit following NOC's: a) CFO NOC, b) Water supply NOC with quantity, c) Drainage NOC, d) Non-biodegradable waste disposal, e) Garden NOC.
12. PP to RG area calculations.
13. PP to incorporate local native species in plantation plan and remove 'Saptaparni' species.
14. PP to submit undertraining regarding retaining of existing trees.

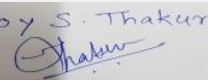


PP requested for time to submit the information sought; after deliberations committee asked PP to **comply** with the observations and submit information to the committee for further discussion and consideration of SEAC.

Specific Conditions by SEAC:


FINAL RECOMMENDATION

SEAC-III decided to defer the proposal. Please find SEAC decision above.

Joy S. Thakur

 Joy S. Thakur (Secretary
 SEAC-III)

**SEAC Meeting No: 86 Meeting Date: April 24,
 2019 (SEIAA-STATEMENT-000001550)
 SEAC-MINUTES-0000003905**

Page 14
 of 14

Name: K. Anil D.
 Signature: 
 Shri. Anil Kale (Chairman
 SEAC-III)

SITE INSPECTION FOR VERIFICATION OF COMPLIANCE OF CONDITIONS OF NOC

BY INDUSTRIES/ INFRASTRUCTURE/ MINING PROJECTS

M/S MAHANAGAR REALTY

- 1- Name of industry/infrastructure/ mining project: Ganga Ishanra & Ganga Nakshatra
- 2- Village/Block/District/State: Dhankawadi / Haveli / pune
- 3- No. & Date of issuance of NOC: No NOC
- 4- Date of latest renewal (if any): -
- 5- Validity of NOC (Years): -
- 6- Date of site inspection: 8.04.2024
- 7- Monitoring of compliance of conditions laid down in the NOC:

S.No.	Conditions as per NOC		Compliance status observed		Remarks
1a	Quantum of ground water withdrawal through abstraction structure (TW/BW/DW)	<u> </u> m ³ /day	Quantum withdrawn by the firm (Check log book)	<u>Nil</u> m ³ /day	one DW located in the plot area of 23734 sq. m. with 4 units (ABC-263 unit) whose are using corporation water - society (pune) Remaining is under construction (Naksh)
1b	No. of DW/TWs/BWs	<u> / / </u>	No. of DW/ TWs/BWs constructed	<u>01 / - / -</u>	
1c	Wells fitted with digital water flow meter	All wells to be fitted with flow meters	Check at site	<u>NB</u>	
1d	Functional status of flow meter	All flow meters should be functional	Are all flow meters in working condition?	<u>Yes/ No</u>	
2a*	Quantum of Dewatering of Groundwater	<u> </u> m ³ /day	Quantum of dewatering withdrawn by the firm (Check log book)	<u> </u> m ³ /day	No withdrawal from the DW. The well is very old which is adjacent to Shri Shankar Math Temple.
2b*	No. of Mine pits/sump/dewatering structure	<u> </u>	No. of Mine pits/sump/dewatering structure constructed	<u> </u>	
2c*	Dewatering structures fitted with digital water	All Dewatering structures to	Check at site		

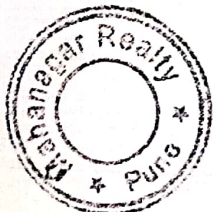
	flow meter	be fitted with digital water flow meters		
3	Submission of data on GW extraction/ dewatering to CGWA	GW extraction/ dewatering data to be submitted to CGWA	Whether ground water extraction/ dewatering data submitted to CGWA	Yes/ No. Month up to which data submitted:
4a	No. of piezometers to be constructed	_____	No. of piezometers constructed (Check monthly water level data)	_____ _____ (Attach photograph)
4b	a) No. of piezometers to be fitted with AWLR/DWLR b) No. of piezometers to be fitted with telemetry	a) _____ b) _____	a) No. of piezometers fitted with AWLR/DWLR b) No. of piezometers fitted with telemetry	a) b)
4c	Submission of water level data to CGWA	Monthly WL data to be submitted to CGWA	Whether monthly water level data submitted to Regional Office	Yes/ No
5	Monitoring of GW quality	GW quality to be monitored	Whether quality data submitted to Regional Office	Yes/ No Year upto which data submitted:
6a	No. of wells to be monitored around the mining area	Both in core and buffer zone	No. of wells monitored around the mining area	_____
6b	Submission of water level data of core and buffer zone	Pre- and post – monsoon data	Whether water level data of wells monitored submitted to Regional Office	Yes/ No
7a	Annual quantum of water to be harvested/ recharged	_____ m ³ /annum	Quantum of water harvesting/ recharge as implemented by the firm	_____ m ³ /annum
7b			No. and type of Recharge structures	

			implemented inside the premises (Attach photographs)	<input checked="" type="checkbox"/>	
			Whether structures are maintained properly	Yes/No	
7c			No. and type of structures implemented outside the premises (Attach photographs)		photographs taken.
			Locations of structures		
			Whether All the structures are maintained properly	Yes/No	
8	Recycling/ reuse of water		Check at site the STP/ETP installed (Attach photographs)	Yes/No	
9*	Water from dewatering in mining/ infrastructure projects to be put to gainful use		Activity for which water from dewatering project is being used		

*Applicable for Mining/Infrastructural dewatering projects only.

Name & signature of Project proponent /Representative of the firm

For, Mahanagar Realty



Name & signature of Inspecting officer from Regional Office

(S. D. Waghmare)

Scientist-C

8. Status of Compliance of NOC Conditions: Fully / Partially / Non-Compliance

9. Valid reasons for non-compliance, if any:

10. Whether action is to be initiated against the industry? : Yes / No

11. Details of Action Taken at the level of Regional Director:

12. Date of issuing Show Cause Notice:

13. Follow – up actions taken/ recommended, if any:

Recommendation of Regional Director:

Recommended for renewal (Yes/No)



Name & Signature of Regional Director



BE 894017

महाराष्ट्र MAHARASHTRA

2021

क्र. सं. 1418 दि. 20 SEP 2021 न. न. रकम 500

उत्तारा प्रमाण *Undertaking*

उक्त नोंदणी करणार आहेत का ? होय/नाही.

निकाशातील वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव *Maha. Daga & Realty*

पत्ता *Dhankawadi, Pune*

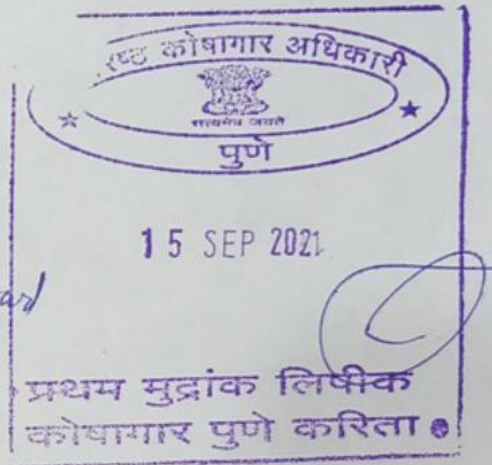
दुसऱ्या *Maharashtra Pollution Control Board*

इसले व्यवस्थीत नं. व पत्ता *Shantree*

[Signature]

मुद्रांक विकत घेणाऱ्याची सही

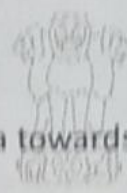
जितेश हरकचंद गांधी
परवाना क्र. 2209927
४८५, सेंटर स्ट्रीट, पुणे-४११००५



To
Sub-Regional Officer- I
Maharashtra Pollution Control Board
2nd Floor, Jog Center, Wakdewadi,
Pune - 411005

UNDERTAKING

We have are in process of developing a Residential Cum Commercial Construction Project, "Ishanya" at CTS No. 373 (p), 375,376,377(p), 378 (p), S. No. 19A/3A, Dhankawadi, Satara Road, Pune.



We have one Well/ Bore well in the above said project plot area towards East direction of the plot.

We, undertake that we will not extract ground water from this Well/ Bore-well at any point of time, We will not extract the ground water during construction and operation phase. Presently we are using water supplied by Tankers for construction project and project being in PMC area, supply of water in operation phase will be through PMC water line.

Hence this Undertaking is submitted on this 20th Day of the Month of September 2021.

For Mahanager Realty,

Authorized Signatory



Sr. No.	Details	Application date	Applied for	No. of Buildings	Building Configuration	SEAC/SEIAA meeting
1.	EC dated 22nd March 2013 {EC grant for TBUA: 71,476.68 sqm}	TO SEIAA dated 02.05.2011	Plot area: 23,734 sqm FSI area: 32,786.79 sqm Non FSI: 39,189.89 sqm BUA: 71,476.68 sqm	Residential - 03 Commercial - 01	Residential (A, B, C): 3B+ 1S + 20 FI Commercial (D): GF Tenements: 230	58 th SEAC- 08.02.2012 50 th and 57 th SEIAA - 27.08.2012 and 07.03.2013
2.	Submission to Delhi	21.12.2016	Plot area: 23,734 sqm FSI area: 54,598.51 sqm Non FSI: 70,441.64 sqm BUA: 1,25,040.15 sqm	Residential - 04 Commercial at Building D	Bldg A- 3B+S+21 Bldg B- 3B+S+21 Bldg C- 3B+S+25 Bldg D- 1B+S+ 4P+28 Commercial at D building: 6 shops Tenements: 507	14 th EAC - 15.02.2017 (Compliance not submitted)
3.	Submission to Local Body	29.8.2017	Plot area: 23,734 sqm FSI area: 54,598.51 sqm Non FSI: 70,441.64 sqm	Residential - 04 Commercial at Building D	Bldg A- 3B+S+21 Bldg B- 3B+S+21 Bldg C- 3B+S+21 Bldg D- 1B+S+ 5P+27	PMC committee 05.08.2017 and 16.08.2017 (EC not received)

			BUA:1,25,040.15 sqm		Commercial at D building: 6 shops Tenements:479	
4.	EC dated 14th September 2019 {EC grant for FSI: 38,978.49 sqm, Non FSI: 55,966.89 sqm, BUA: 94,945.38 sqm}	To SEIAA dated 12.07.2018	Plot area: 23,734 sqm FSI area: 49,993.85 sqm Non FSI: 65,411.66 sqm BUA:1,15,406 sqm	Residential – 04 Commercial at Building D	Bldg A-3B+S+21 Bldg B- 3B+S+21 Bldg C- 3B+S+21 Bldg D- 1B+G + Mezz+5P+29 Commercial at D building (G +Mezz.): 8 shops Tenements: 495	84 th SEAC - 24.4.2019 89 th SEAC - 13.6.2019 174 th SEIAA – 28.08.2019
5.	EC dated 12th May 2022 {EC grant for FSI:82,551.2 sqm, Non FSI: 32,522.76 sqm, BUA:1,15,073.96 sqm} <u>Applied for Balance EC</u>	To SEIAA dated 01.01.2022	Plot area: 23,734 sqm FSI area: 82,551.42 sqm Non FSI: 32,548.58 sqm BUA:1,15,100 sqm	Residential – 04 Commercial at Building D	Bldg A-3B+S+21 Bldg B- 3B+S+21 Bldg C- 3B+S+21 Bldg D- 1B+G + Mezz+5P+26 Commercial at D building: 8 shops Tenements: 480	136 th SEAC – 23.02.2022 242 nd SEIAA – 21.04.2022

	Application date	Applied for	Date of Consent	Validity Date		
	C to E					
1	24.06.2011	BUA: 71476.68 Sqm	03.04.2012	03.04.2017		
2	Revalidation and Expansion – 25.02.2020	BUA: 1,15,406.00 sqm	31.12.2020	30.04.2022		
3	Revalidation – 30.04.2022	BUA: 1,15,073.96 sqm	14.11.2022	30.04.2027		
	C to O					
1	Part I -15.01.2020	BUA: 51,677.34 sqm	04.09.2020	31.01.2021		
2	Part II with amalgamation of Part A – 11.08.2021	BUA:73,055.71 sqm	29.03.2023	31.01.2024		
3	Renewal – 31.01.2024	BUA: 73,055.71 sqm	Payment pending			



DEBRIS MANAGEMENT PLAN

FOR PROPOSED RESIDENTIAL CUM COMMERCIAL CONSTRUCTION PROJECT LOCATED AT s.No.19A/3A.

DHAHWMKWADI,SATARA ROAD PUNE.

Introduction:

Mahanagar Realty, Pune is proposing expansion of residential cum commercial building development on land bearing CTS No. 373 (pt), 375,376,377(pt), 378 (pt), S.No. 19A/3A Dhankawadi, Satara Road, Pune- 411043. The proposed development i. e. expansion phase is consist of increase in one floor for A, B, and C buildings and 29 floor in D building.

Estimation of excavated material

The present site has almost flat land topography. Excavated material will consist of small rocks and boulders. Quantification of volume excavated material is estimated as below.

1. Excavated Material:

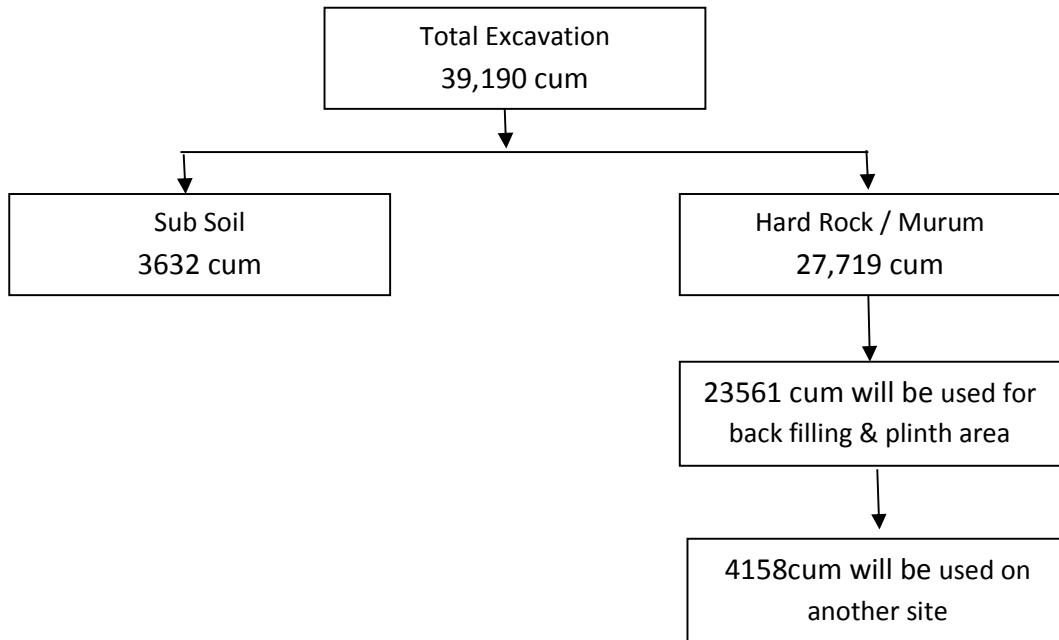
Total cutting quantity – 39,190 cum

Sub soil quantity –11,471 cum

Total Volume of Murum / Hard Strata Generated–27,719 cum

The total quantity of hard rock / murum generated is 27,719 cum. Out of that 23561 cum will be used during construction phase for the backfilling / plinth area filling. And Excess quantity of construction debris will be shifting to our other plot.

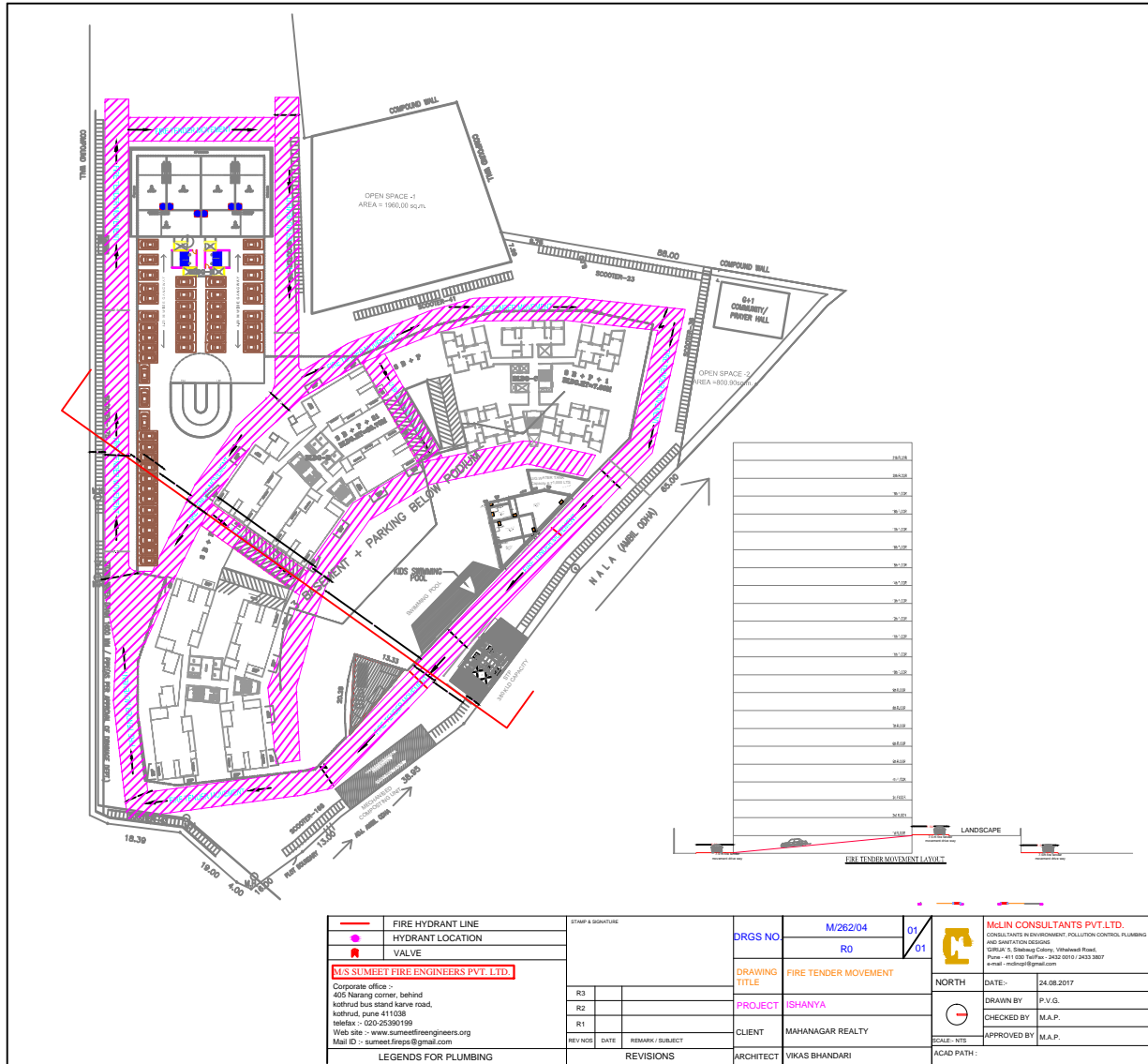
Chart showing debris Management



Site in-charge will take care of the storage & transportation the excavated material. Also handling and reuse of the excavated material. Personal Protective Equipment will be provided to workers handling the excavated material.



ANNEXURE-R-24



ANNEXURE-R-25


Survival report of Existing trees/plant on the plot(on ground)

Site Address MAHANAGAR REALTY GANGA ISHANYA S.NO 19A/3A NEAR PUNE SATARA ROAD ADJOINING TO SHANKAR MAHARAJ MATH DHANKAWADI PUNE 411013

S. No.	Name of the plant	Quantity	Planted Year	Survival year	Present Position of the Plant			
					Height in feet	Canopy in feet	Flower	Fruit
1	Saptarni	16	2015	7	25-27	15	N	N
2	Umbar	8	OLD	22-25	20-23	15	Y	Y
3	Pimpal	5	2015	7	20-25	15	N	N
4	Pimpal	1	OLD	22-24	20-25	15	N	N
5	Tamhan	11	2015	7	10-11	25	Y	N
6	Muchakund	10	2015	7	10-12	20	Y	N
7	Bakul	40	2019	3	10-12	8	Y	N
8	Karanj	41	2019	3	8-10	10	N	N
9	Chincha	1	OLD	22-25	25	25	Y	Y
10	Sonchafa	20	2019	3	20	15	Y	N
11	Chafa	3	2019	3	8-10	5	Y	N
12	Jambhul	5	2019	3	10	8	N	N
13	Kadamb	40	2019	3	30-35	30	Y	Y
14	Aapta	20	2019	3	20-22	15	N	N
15	Bottle Brush	2	2019	3	8-10	4	N	N
16	Aamba	2	2019	3	8-10	6	N	N
17	Kaduneem	21	2019	3	10	6	N	N
18	Kaduneem	5	OLD	17-19	15-20	15	Y	Y
19	Ashoka	26	2019	3	10	2	N	N
20	Ubha Ashoka	1	OLD	17-19	20	10	N	N
21	Gulmohar	2	OLD	18-20	30	30	Y	N
22	Savar	4	2019	3	10	5	N	N
23	Aavala	2	2019	3	10	6	N	N
24	Nagachafa	3	2019	3	10	8	N	N
25	Patala	1	2019	3	20-25	6	N	N
26	Bamboo	2	2019	3	15	5	N	N
27	Palas	1	2019	3	10	3	N	N
28	Payari	1	2019	3	10	3	N	N
29	Jai	1	2019	3	10	6	Y	N
30	Arjun	1	2019	3	10	15	N	N
31	Su Babul	1	OLD	15-17	15	12	Y	Y
32	Phanas	1	2019	3	10	6	N	N
33	Rui	1	2019	3	10	8	Y	Y
34	Shami	1	2019	3	10	6	N	N
35	Moh	1	2019	3	10	3	N	N
36	Nagkeshar	1	2019	3	10	10	N	N

37	Bakan	9	2019	3	20-25	15	N	N
38	Raintree	9	OLD	20-22	25-30	25	Y	N
40	Tarminaliya	1	2015	7	25-30	20	N	N
41	Vad	2	2019	3	12-15	10	N	N
Total no of Trees		323						

Project proponent



Mr.Swarnsingh Sohal

Name and Signiture

Supporting Photographs/layouts may be attached


1	2019	3	10	10-15	15	N	N
2	2019	3	10	10-15	15	N	N
3	2019	3	10	10-15	15	N	N
4	2019	3	10	10-15	15	N	N
5	2019	3	10	10-15	15	N	N
6	2019	3	10	10-15	15	N	N
7	2019	3	10	10-15	15	N	N
8	2019	3	10	10-15	15	N	N
9	2019	3	10	10-15	15	N	N
10	2019	3	10	10-15	15	N	N
11	2019	3	10	10-15	15	N	N
12	2019	3	10	10-15	15	N	N
13	2019	3	10	10-15	15	N	N
14	2019	3	10	10-15	15	N	N
15	2019	3	10	10-15	15	N	N
16	2019	3	10	10-15	15	N	N
17	2019	3	10	10-15	15	N	N
18	2019	3	10	10-15	15	N	N
19	2019	3	10	10-15	15	N	N
20	2019	3	10	10-15	15	N	N
21	2019	3	10	10-15	15	N	N
22	2019	3	10	10-15	15	N	N
23	2019	3	10	10-15	15	N	N
24	2019	3	10	10-15	15	N	N
25	2019	3	10	10-15	15	N	N
26	2019	3	10	10-15	15	N	N
27	2019	3	10	10-15	15	N	N
28	2019	3	10	10-15	15	N	N
29	2019	3	10	10-15	15	N	N
30	2019	3	10	10-15	15	N	N
31	2019	3	10	10-15	15	N	N
32	2019	3	10	10-15	15	N	N
33	2019	3	10	10-15	15	N	N
34	2019	3	10	10-15	15	N	N
35	2019	3	10	10-15	15	N	N
36	2019	3	10	10-15	15	N	N

1451


MAHANAGAR REALTY

GANGA
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SURVIVAL REPORT OF EXISTING TREES/PLANT ON THE PLOT(ON PODIUM SLAB) AT								
PUNE SATARA ROAD, DHANKAWADI,PUNE -411013						DATE:17/03/2022		
S. No.	Name of the plant	Quantity	Planted Year	Survival year	Present Position of the Plant			
					Height in feet	Canopy in feet	Flower	Fruit
1	Golden bottle brush	30	2017	5	10	6	N	N
2	Devchafa	21	2017	5	5-8	6	Y	N
3	Nagchafa	11	2017	5	6	5	N	N
	Total no of Trees	62						
Project proponent								
								
Mr.SwarnSingh Sohal								
Name and Signeture								
Supporting Photographs/layouts attached								



PROPOSED TREES ON GROUND AT MAHANAGAR REALTY ,			
S.NO 19A/3A, PUNE SARTRA ROAD , DHANKAWDI , PUNE -411043			
DATE: 17/03/2022			
S. No.	Botanical Name	Common Name	Quantity
1	Pongamia Pinnata	Karanj	44
2	Mimusops Elengi	Bakul	14
3	Michelia Champace	Son Chapha	4
	Total no of Trees	TOTAL	62
Project proponent			
			
Mr.SwarnSingh Sohal			
Name and Signiture			
Supporting Photographs/layouts attached			

