

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

Appeal No. 17 of 2024(WZ)

Vishal Shantaram Darwatkar

... Appellant

Verus

Union of India, through Secretary,

... Respondent(s)

MoEF&CC & Ors

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PUNE

DATE : 14 /11/2024



ADVOCATE FOR RESPONDENT NO. 14

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

Appeal No. 17 of 2024(WZ)

Vishal Shantaram Darwatkar

... Appellant

Versus

Union of India, through Secretary,
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... Respondent(s)

**REPLY ON BEHALF OF Respondent No.14
(M/s.SAI SHRADDHA DEVELOPERS)**

MAY IT PLEASE THE HON'BLE TRIBUNAL

(I) PRELIMINARY OBJECTIONS

1. At the outset, it is submitted that, the contents of the Appeal are not admitted by the Respondent No.14 and that the contents therein of are false and incorrect. The Respondent No.14 submits that the statements and averments made in the said Appeal are not admitted by the Respondent No.14 except so far they are expressly admitted herein under. It is further submitted that, the Respondent No.14 craves leave of this Hon'ble Tribunal to file a detailed Reply, if necessary in the present proceedings. At the outset, the Appeal filed by the Applicant is devoid of any merit and is liable to be dismissed with the compensatory cost. The Applicant herein is neither resident

of the concerned area nor an aggrieved party. The Applicant herein is claiming relief, which is beyond the purview of this Hon'ble Tribunal.

2. The Respondent No.14 submits that no substantial issue has been made out for adjudication of this Hon'ble Tribunal. The statutory authorities are already performing their statutory duties. The Respondent No.14 further submits that the Applicant herein has no locus to file the present application and it is also not an aggrieved party to the present proceedings. The Hon'ble Supreme Court has held that the bonafides of the litigant are to be tested before proceeding with the proceedings for adjudication.
3. The present Appeal is filed by the Appellant whereby he has sought quashing and setting aside of Environment Clearance (EC) dated 9th February 2024 issued by the Respondent No.2 (**which is annexed at ANNEXURE – A-1 of the Appeal at Pg No.56 of the Appeal Paper Book**).
4. The present Appeal is clearly abuse of process of law and has been wrongfully filed by the Appellant, lacking any merit in its assertions against the Respondent No.14. The Appeal is entirely founded on baseless assumptions, speculation, and conjectures, and thus holds no substance.

5. Appeal Not Maintainable Due to MoEFCC's 02.08.2023

Notification Allowing SEIAA Members to Grant EC Post-Tenure:

- a. The sole ground for the Appellant's challenge in the present appeal is the claim that the EC, granted to Respondent No.14 by SEIAA, was issued during a period when SEIAA was allegedly not operational. However, this assertion is wholly unfounded and misleading as Ministry of Environment, Forest, and Climate Change vide its notification/office memorandum dated 2nd August 2023 explicitly grants authority to Member of SEIAAs to issue/grant Environment Clearance letter for category B proposals even after expiry of its tenure for certain period where after approval to grant EC the SEIAA has become non-functional.
- b. The Respondent No.14 submits that the present case is clearly covered by the *de-facto* doctrine as the decision was taken in good faith and the law on the said aspect is clear.

6. Appellant's Wrongful Suppression of MoEFCC Notification

Clarifying Procedure:

- a. The Appellant has conveniently suppressed the material fact that the Ministry of Environment, Forest, and Climate Change (MOEFCC) issued a notification/office memorandum dated 2nd August 2023, titled "*Procedure for consideration of Category 'B' proposals at Central level due to the non-functionality or delay in constitution of SEIAA/SEAC.*" This notification explicitly outlines the procedures for handling EC proposals when SEIAAs or SEACs are non-functional or delayed in their constitution.
- b. The said notification categorizes various scenarios where EC proposals might be delayed, which includes:
 - I. Proposals submitted to SEIAA and not accepted by SEIAA.
 - II. Proposals received by SEAC/SEIAA and have been processed or are under processing.
 - III. Proposals considered and/or deferred by SEAC for various reasons.
 - IV. Proposals recommended by SEAC but not forwarded to/not approved by SEIAA.

- V. Proposals (which do not require examination of SEAC) accepted by SEIAA but not processed and/or deferred for various reasons.
 - VI. Proposals approved by SEIAA, but minutes/letter not uploaded on PARIVESH.
- c. For scenarios given in point I to V of the said notification, the MOEFCC has outlined a process where these pending proposals can be transferred from the state level to the Central level for further processing, ensuring they are not indefinitely stalled due to the non-functionality of SEIAAs/SEACs.
- d. The Respondent No.14 submits that whereas point VI specifically addresses the scenario where proposals have already been approved by the SEIAA but the official minutes or approval letters have not yet been uploaded to the PARIVESH system (*an online platform used for environmental clearances and monitoring*). Pertinently, the proposal of Respondent No.14 was covered under point VI as SEIAA has granted the EC to it on 8th January 2024, after

which SEIAA's tenure had expired on 10th January 2024. However, official minutes of meetings and EC letter/certificate has been uploaded on the site of PARIVESH on 8th February 2024. It is thus submitted as stated earlier, the present scenario would be covered by the *de-facto* doctrine.

- e. It is stated that the MOEFCC has granted a "*window period*" of fifteen (15) days, for the Member Secretary of the SEIAA, extendable with another fifteen (15) days to upload the minutes or approval letters related for the proposals covered under point VI, i.e., proposal which was duly approved by SEIAA before it became non-functioning.
- f. In the case of Respondent No. 4, the SEIAA operated within this time frame, ensuring that the EC approval was formalized and recorded in compliance with the procedure laid out by the MOEFCC.

Copy of Ministry of Environment, Forest, and Climate Change (MOEFCC) issued a notification/office memorandum dated 2nd August 2023, titled "*Procedure for*

*consideration of Category 'B' proposals at Central level due to the non-functionality or delay in constitution of SEIAA/SEAC" is annexed herewith as **ANNEXURE – R-1**.*

7. Compliance of Due Process by Respondent No. 4:

- a. Respondent No.14 has scrupulously followed the due process prescribed for seeking Environmental Clearance (EC) for its project categorized under Category B as per the EIA Notification, 2006. Environmental Clearance has been granted to Respondent No.14 in absolute compliance with the provisions of the EIA Rules and Regulations and after a thorough and proper appraisal process.
- b. Both SEAC II and SEIAA have granted approval to the proposal of Respondent No.14 in all their meetings whenever the proposal was listed for appraisal. The said approvals were granted by the competent authorities within their tenure, following due deliberation and careful consideration. Thus, there has been no deviation from the prescribed procedures at any stage of the process.

c. The Respondent No.14 submits that the Respondent No.14 has complied with all rules/regulations/procedures prevailing at that period of time. The Respondent No.14 thus cannot be denied the due benefits of the EC which has been obtained in accordance with the law.

8. Baseless Allegations of Misrepresentation and Non-Compliance by Appellant:

a. The Appellant's claims that Respondent No.14 submitted a false, defective, and misleading application for the grant of Environmental Clearance (EC) and failed to comply with the conditions imposed by SEAC and SEIAA are entirely baseless and without merit.

b. Respondent No.14 has meticulously adhered to all regulatory requirements under the Environmental Impact Assessment (EIA) framework and has acted in full compliance with the stipulated procedures. Respondent No. 4 has not only submitted its application in strict accordance with the provisions of the EIA but has also responded comprehensively to every query and concern raised by the SEAC and SEIAA.

9. No Prejudice to Environmental Safeguards:
- a. The Appellant has entirely failed to demonstrate any harm or prejudice to environmental safeguards as a result of the Environmental Clearance (EC) granted to Respondent No.14. There is no specific assertion in the appeal that the project in question will cause any environmental damage or degradation rendering the allegations of Appellant baseless.
 - b. Respondent No.14 has adhered to all environmental regulations and requirements as mandated by law. The EC was granted after a thorough and lawful appraisal process conducted by the appropriate authorities, ensuring that all environmental conditions were met. The Appellant's allegations lack any factual basis and do not provide any evidence of non-compliance with environmental safeguards. The absence of any concrete assertion regarding potential environmental harm demonstrates that the appeal is unfounded and serves no legitimate purpose other than to obstruct Respondent No.14's lawful activities.

10. The prayers made by the Appellant in the present appeal are not maintainable as the same cannot be taken under the provisions of Section 16 of the NGT Act. Rule 14 of the NGT (Practice and Procedure) Rules, 2011 clearly bar the adjudication of proceedings on plural causes of action. This Hon'ble Tribunal in the case of *Vikas Tripathi* has held that a proceeding cannot be filed having plural causes.

(II) FACTS OF THE PRESENT CASE

11. The Respondent No.14 submits that Respondent No.14 has constructed the project by the name "Meriton Towers" situated at land bearing Survey Nos. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14 of Village-Ambegaon Budruk, Taluka Haveli, District-Pune. The said project has received multiple sanctions from the Pune Municipal Corporation.

12. The Respondent No.14 submits that upon further revision on 28th August 2019, the Respondent No.14 applied for grant of Environmental Clearance (EC) to Respondent No.3. The EC was granted to the Respondent No.14 by the Respondent No.3 on 21st

July 2020 for total built up area 29146.19 sq.mtrs. Copy of the EC dated 21st July 2020 is annexed hereto and marked as **ANNEXURE – R-2.**

13. The Respondent No.14 further submits that upon further revision, the built-up area of the Respondent No.14 has increased to 43825.96 sq. mtrs. The Respondent No.14 immediately upon realizing the same has applied to the Respondent No.3 under the violation category in accordance with the Office Memorandum dated 7th July 2021. Copy of the PPT made before the Respondent No.2 is annexed hereto and marked as **ANNEXURE – R-3.**

14. The Respondent No.14 further submits that the project of the Respondent No.14 was considered in the 178th meeting held on 5th – 6th & 8th September 2023 by the Respondent No.4. The Respondent No.4 recommended the grant of EC subject to compliances on the part of the Respondent No.14. The Respondent No.14 also observed that the Respondent No.14 would be liable to pay Rs.10,53,860/- in accordance to the provisions of OM dated 7th July 2021. The Respondent No.4 also recommended the Damage Assessment value at Rs.1.21 Cr. Copy of the minutes of 178th meeting is annexed hereto and marked as **ANNEXURE – R-4.**

15.The Respondent No.14 further submits that the project of the Respondent No.14 was thereafter considered by the Respondent No.3 in its 267th meeting held on 19th October 2023. The Respondent No.4 granted the EC in the said meeting subject to the compliances on the part of the Respondent No.14. Copy of the minutes of 267th meeting are annexed hereto and marked as **ANNEXURE – R-5**.

16.The Respondent No.14 submits that the Respondent No.14 has thereafter submitted the BG of Rs.1.21 crores and deposited the amount of Rs.10,53,860/- with the Respondent No.8. The Respondent No.14 has also submitted the copy of the EC with the Respondent No.9 herein.

17.The Respondent No.14 submits that the Respondent No.3 in accordance with the prevailing laws has granted the EC to the Respondent No.14. The Hon'ble Supreme Court in the various judgments has considered that the post ex-facto EC can be granted to the Project Proponents.

18.The Present Appeal is thus devoid of any merit and thus deserves to be dismissed.

Pune

Date : 14/11/2024



Advocate for Respondent No.14

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Appeal No. 17 of 2024(WZ)

Vishal Shantaram Darwatkar

... Appellant

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... Respondent(s)

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

I, Bhikhabhai Chotaliya adult, occupation: business, having office at having address Office No.101 & 102, Aishwarya Trade Centre, Vishal Nagar, DP Road, Pimple Nilakh, PCMC Area, Pune – 411 027, do hereby state on solemn affirmation as under: -

1. I say that I am the Partner of the Respondent No.14 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.14 is filing the Reply to the Appeal. 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.



F.No. IA3-22/10/2022-IA.III [E 177258]
Government of India
Ministry of Environment, Forest and Climate Change
Impact Assessment Division

ANNEXURE-R-1

Indira Paryavaran Bhawan
3rd Floor, Vayu Wing, Jor Bagh Road
Ali Ganj, New Delhi-3

Dated: 2nd August, 2023

OFFICE MEMORANDUM

Subject: Procedure for consideration of Category 'B' proposals at Central level due to the non-functionality or delay in constitution of SEIAA/SEAC - reg.

The State Environmental Impact Assessment Authorities (SEIAAs)/State Expert Appraisal Committees (SEACs) have been constituted in exercise of the powers conferred by sub-section (3) of section 3 of the Environment (Protection) Act, 1986 for decentralisation of the Environment Clearance (EC) process and grant of Environment Clearances at the State level. All projects or activities under Category 'B' in the Schedule of the EIA Notification, 2006 are appraised by the respective SEACs/SEIAAs of the States/UTs.

2. As per the extant provisions of EIA, 2006, in the absence of a duly constituted SEIAA/SEAC, a Category 'B' project shall be considered at the Central Level as a Category 'B' project. However, instances have been brought to the notice of this Ministry that in the event of non-functionality or delay in constitution of SEIAA/SEAC, many proposals submitted to SEIAA are held up at different stages of EC process at the State level. The matter has been examined in the Ministry and it is observed that there could be different situations arising out of non-functionality or delay in constitution of SEIAA/SEAC as enumerated below:

- i. Proposals submitted to SEIAA and not accepted by SEIAA.
- ii. Proposals received by SEAC/SEIAA and have been processed or are under processing.
- iii. Proposals considered and/or deferred by SEAC for various reasons.
- iv. Proposals recommended by SEAC but not forwarded to/not approved by SEIAA.
- v. Proposals (which do not require examination of SEAC) accepted by SEIAA but not processed and/or deferred for various reasons.
- vi. Proposals approved by SEIAA but minutes/letter not uploaded on PARIVESH.


3. In this regard, the Ministry deems it necessary to clarify the process for handling such proposals. For the scenarios mentioned at sub para (i) to (v) of para 2 above, the following procedures shall be followed:

- i. Consequent upon the non-functioning/discontinuation of SEIAA/SEACs, the Member Secretary of SEIAA/State Government shall submit the details of the pending proposals to the PARIVESH of MoEF&CC with a request to transfer such proposals to the Central level.
- ii. PARIVESH shall examine the aforesaid request and seek the approval of the Competent Authority for the transfer of proposals from SEIAA/SEAC to the Central level.
- iii. Thereafter, the proposals from the SEIAA/SEAC shall be transferred through PARIVESH to the concerned Member Secretary of the EAC at Central level.
- iv. The concerned Member Secretary of the EAC at Central level shall carry out the due diligence to ascertain the level of examination/appraisal needed to be carried out by the Central level EAC based on the stage at which the proposal was pending for appraisal at the concerned SEIAA/SEAC.

4. For the scenario mentioned at sub para (vi) of para 2 above, based on the request from the Member Secretary of SEIAA/State Government, a window period of 15 days shall be provided to the Member Secretary SEIAA, extendable by a further period of 15 days, to only upload the minutes/letters for the proposals which were duly approved by SEIAA before it became non-functional.

5. Further, in case of only SEIAA becoming non-functional / discontinued due to various reasons, the proposals pending with SEAC for (re)consideration up to the day of such discontinuation shall be (re)considered by the respective SEAC and forwarded to the Ministry along with recommendation as per the procedure prescribed at Para 3 above.

6. This is issued with the approval of Competent Authority.


(Sundar Ramanathan)
Scientist E

To

1. Chairman, Central Pollution Control Board (CPCB).
2. Chairman of all the Expert Appraisal Committees
3. Chairperson/Member Secretaries of all the SEIAAs/SEACs

4. Chairpersons/Member Secretaries of all SPCBs/UTPCCs
5. All the Officers of IA Division

Copy for information to:

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS (EF&CC)
3. Sr.PPS to Secretary (EF&CC)
4. Sr.PPS to AS(TK) / AS (NPG)
5. Sr.PPS to JS (SKB)
6. Website, MoEF&CC
7. Guard file.





STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

सत्यमेव जयते

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: July 21, 2020

To,
Mr. Hiten Chotaliya
at Sr. No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14

Subject: Environment Clearance for Proposed Residential & Commercial development Project

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 109th 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 203rd meetings.

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

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

1.Name of Project	Proposed Residential & Commercial development Project by M/s. Sai Shraddha Developers
2.Type of institution	Private
3.Name of Project Proponent	Mr. Hiten Chotaliya
4.Name of Consultant	S G M Enviro (I) Pvt. Ltd.
5.Type of project	Building Construction Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	No. Not applicable
8.Location of the project	Sr. No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14
9.Taluka	Haveli
10.Village	Ambegaon (bk)
Correspondence Name:	Mr. Hiten Chotaliya
Room Number:	A-4, 601
Floor:	--
Building Name:	Kohinoor Estate Housing Society, 12 Mula Road
Road/Street Name:	Near Bajaj Garden
Locality:	Khadki
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	IOD Approved
	IOD/IOA/Concession/Plan Approval Number: CC/1221/19, Date.28.08.2019
	Approved Built-up Area: 29146.19
13.Note on the initiated work (If applicable)	No. Not Applicable

SEIAA Meeting No: 203 Meeting Date: July 10, 2020 (SEIAA-STATEMENT-000003529)
SEIAA-MINUTES-0000003312
SEIAA-EC-0000002324

14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	IOD approved : IOD no. CC/1221/19, Date.28.08.2019
15.Total Plot Area (sq. m.)	10497.28 Sq. m
16.Deductions	3219.34 Sq. m
17.Net Plot area	7277.94 Sq. m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 16845.09
	Non FSI area (sq. m.): 12301.10
	Total BUA area (sq. m.): 29146.19
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 16845.09
	Approved Non FSI area (sq. m.): 12301.10
	Date of Approval: 28-08-2019
19.Total ground coverage (m2)	2228.11
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	25.93%
21.Estimated cost of the project	834093400



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	Pune Municipal Corporation		
	Fresh water (CMD):	101		
	Recycled water - Flushing (CMD):	51		
	Recycled water - Gardening (CMD):	11.6		
	Swimming pool make up (Cum):	0		
	Total Water Requirement (CMD) :	163.6		
	Fire fighting - Underground water tank(CMD):	150		
	Fire fighting - Overhead water tank(CMD):	25		
	Excess treated water	60.4		
Wet season:	Source of water	Pune Municipal Corporation		
	Fresh water (CMD):	101		
	Recycled water - Flushing (CMD):	51		
	Recycled water - Gardening (CMD):	0		
	Swimming pool make up (Cum):	0		
	Total Water Requirement (CMD) :	152		
	Fire fighting - Underground water tank(CMD):	150		
	Fire fighting - Overhead water tank(CMD):	25		
Excess treated water	72			
Details of Swimming pool (If any)	Not Applicable			

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	0	152	152	0	15	15	0	137	137
Gardening	0	11.6	11.6	0	11.6	11.6	0	0	0
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		Summer Season - 14.50 m. to 18.00 m. BGL. (16.25 M. Average) Rainy Season - 5.00 m. to 8.50 BGL. (6.75 M. Average) Winter Season - 9.75 m. to 13.25 m, BGL. (11.50 M. Average)						
	Size and no of RWH tank(s) and Quantity:		Not Applicable						
	Location of the RWH tank(s):		Not Applicable						
	Quantity of recharge pits:		4 Nos.(2 for RT & 2 for surface run off)						
	Size of recharge pits :		a) 2.00 m. X 2.00 m. X 1.75 m. Depth with 55 To 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Depth for RT. b) 2.00 m. X 2.00 m. X 1.50 m. Depth with 55 To 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Depth. For surface run off						
	Budgetary allocation (Capital cost) :		5 Lakh						
	Budgetary allocation (O & M cost) :		0.25 lakh / year						
Details of UGT tanks if any :		1)Domestic tank - 126.43 KLD 2) Drinking tank -25.29 KLD 3) fire fighting tank -150 KLD 4)Flushing tank - 50.58 KLD							
26.Storm water drainage	Natural water drainage pattern:		Slope towards west side						
	Quantity of storm water:		82.59 m3 / Day						
	Size of SWD:		450 mm Dia						
27.Sewage and Waste water	Sewage generation in KLD:		137						
	STP technology:		MBBR Technology						
	Capacity of STP (CMD):		140 CMD						
	Location & area of the STP:		On Ground , Area= 93 sq. m						
	Budgetary allocation (Capital cost):		35 lakh						
	Budgetary allocation (O & M cost):		10 lacs/annum						

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	0.4 to 0.6 MT/day
	Disposal of the construction waste debris:	This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized dealers.
Waste generation in the operation Phase:	Dry waste:	226.65 kg /day
	Wet waste:	353.85 kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	10 kg/day
	Others if any:	Not Applicable
Mode of Disposal of waste:	Dry waste:	To Authorized vendor of PMC
	Wet waste:	Organic Waste Converter of 400 kg/day capacity
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	STP sludge will be used as manure
	Others if any:	Not Applicable
Area requirement:	Location(s):	On ground
	Area for the storage of waste & other material:	--
	Area for machinery:	36 Sq.m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	12 lacs
	O & M cost:	2.70 lacs/annum

**Government of
Maharashtra**

29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	--	6.5-8	6.5-8	6.5-9
2	TSS	mg/l	200	10	50
3	BOD	mg/l	300	10	10
4	COD	mg/l	450	30	100
5	Oil & Grease	mg/l	10-50	1-5	10
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	DG set	Diesel - 34lit/hr	1	5.62 m	--	--	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Diesel	00	34lit/hr	34lit/hr			
33.Source of Fuel		Local vendor					
34.Mode of Transportation of fuel to site		By road					
35.Energy							
Power requirement:	Source of power supply :	Maharashtra State Electricity Distribution Company Limited (MSEDCL)					
	During Construction Phase: (Demand Load)	30 - KW					
	DG set as Power back-up during construction phase	40 - KVA					
	During Operation phase (Connected load):	1117 - KW					
	During Operation phase (Demand load):	506 - KW					
	Transformer:	1 No. X 630 KVA					
	DG set as Power back-up during operation phase:	200 KVA - 01 no.					
	Fuel used:	Diesel: 200 KVA - 34 - lit/hr					
	Details of high tension line passing through the plot if any:	Not Applicable					
Energy saving by non-conventional method:							
Measures to reduce energy consumption :							
Generally we have proposed high efficiency transformer, motors etc. to reduce losses.							
Electronic Ballasts and Energy efficient lamp source either triposphere or LED are proposed for common area & general lighting with automatic time based control to save power by switching ON & OFF the lights at appropriate time. The estimated saving in common lighting consumption is up to 20 % due to adopting above measures.							

36.Detail calculations & % of saving:				
Serial Number	Energy Conservation Measures			Saving %
1	Total of all Savings for (per year)			20 %
37.Details of pollution control Systems				
Source	Existing pollution control system			Proposed to be installed
Waste water	Not applicable			STP
Solid waste	Not applicable			OWC
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	28 lac		
	O & M cost:	0.6 Lac/year		
38.Environmental Management plan Budgetary Allocation				
a) Construction phase (with Break-up):				
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)	
1	Drinking water	--	Capital cost Rs. (In Lacs) - 01, O & M Cost Rs. (lacs/Annum)- 0.10	
2	Sanitation	--	Capital cost Rs. (In Lacs) - 12.5, O & M Cost Rs. (lacs/Annum)- 0.75	
3	Health check up	--	Capital cost Rs. (In Lacs) - 01, O & M Cost Rs. (lacs/Annum)- 0.25	
4	Labour Camp Management	--	Capital cost Rs. (In Lacs) - 03, O & M Cost Rs. (lacs/Annum)- 0.50	
b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant (STP)	--	35	10
2	Rainwater Harvesting System	--	5	0.25
3	Solid Waste Management	OWC	12	2.70
4	Energy Conservation	--	28	0.6
5	Green Belt Development, Landscaping	Tree Plantation, maintenance	99.99	0.24
6	Environmental Monitoring	STP Outlet monitoring, Soil, Noise, Air Monitoring etc.	--	3.0
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							



Government of Maharashtra

	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8 (a) B2
	Court cases pending if any	Not Applicable
	Other Relevant Informations	Not Applicable
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 203rd 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 ensure that CER plan gets approved from Municipal Commissioner.
II	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
III	SEIAA decided to grant EC for - FSI: 16845.09 m ² , Non-FSI: 12301.10 m ² and Total BUA: 29146.19 m ² (Plan Approval no- CC/2424/19, dated 10.01.2020)

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 imply 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.
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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



**PRESENTATION TO
SEAC-III, DEPARTMENT OF ENVIRONMENT, GOVT. OF MAHARASHTRA
FOR OBTAINING ENVIRONMENT CLEARANCE**

For

Expansion of Proposed Residential & Commercial project

At

**Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk),
Pune**

by

M/s. Sai Shraddha Developers

Category of Project	Category 'B2', Activity 8(a)
SEAC-III Meeting	178th SEAC-III meeting
Agenda Sr. No.	Sr. no. 16
Date of Presentation	06.09.2023
Proposal UID no.	SIA/MH/INFRA2/ 433369/2023

Name of Consultant

JM ENVIRONET PVT LTD

{Registered EIA Consultant Organization From NABET(QCI)}

Address : 202-A, ABW Tower, MG Road, IFFCO Chowk, Sector 25, Guru gram (Haryana)-122 001

INTRODUCTION

Sr. No	Particulars	Response
1	Name of Project	Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers.
2	Project Cost	Rs. 108.31 Cr. (Earlier EC- Rs. 83.40 Cr + Expansion – Rs. 24.21 Cr)
3	Name, Contact and e-mail ID of the project proponent	Name: Mr. Ramesh Sarada Address: 7, Ground Floor, friends paradise, in front of Vijaya bank, Shirole road, Deccan, Pune - 411004
4	Name, Contact and e-mail ID of the Environmental Consultant	J. M. EnviroNet Pvt Ltd Phone: 9960159156 Email: greenstepsenvironet@gmail.com jmenvironetpune@gmail.com
5	QCI Accreditation Status and No. & Accreditation category	QCI NABET Accreditation Building and Construction Projects- Cat- B
6	Ownership and Landuse in DP	Ownership: M/s. Sai Shraddha Developers Land use: Residential Zone
7	Any court case, litigation, if any	No

AUTHORITY LETTER

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

Date- 06.09.2023

Authority letter

We the owner of the land bearing Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune, hereby authorizes Mr. Bhikabhai Chotaliya to act on behalf of us to present for the 178th SEAC III meeting dated 06.09.2023 and to sign and submit the required documents or submissions as the Authorized Signatory of the Company.

Thanking You.

Yours Sincerely,

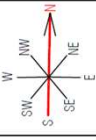
M/s. Sai Shraddha Developers


Mr. Ramesh Sarda



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AERIAL VIEW



**Existing 18 m
DP Road**

Project Site

Existing 12 m DP Road

**Existing 60 M
Mumbai Bypass
Road**

Center Coordinates :- Latitude -18°27'21.13"N

Longitude - 73°50'26.46"E

HISTORY OF PROJECT

- The project has obtained earlier Environmental Clearance vide no. **SEIAA-EC-0000002324 dated 21.07.2020** for the total construction built up area of **29146.19 Sq. m** (FSI- 16845.09 Sq. m + NON FSI – 12301.10 Sq. m).
- Total constructed area on site is **37064 sq. m** (FSI 24846.00 sq. m + Non FSI 12218.00 sq. m)
- Applied for violation TOR for Expansion of Environmental Clearance on **21.02.2023** for total construction built up area of **43825.96 sq. m** (FSI 25510.11 sq. m + Non FSI 18315.85 sq. m)
- No further Construction Carried Out since appraisal of project
- **CCR received dated 12.01.2023**
- No of violation days – **1138 days (From 1st Commencement certificate dated 10.01.2020 to application submitted of TOR dated 21.02.2023 (Brownfield Category)**

Architect Certificate



CERTIFICATE

To,
The Chairman,
SEAC-III, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai.

Date: 06.09.2023

Subject: Constructed built up area (FSI + NON FSI) statement of Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers as follows –

Respected Sir,

The project has obtained earlier Environmental Clearance vide no. SEIAA-EC-0000002324 dated 21.07.2020 for the total construction built up area of 29146.19 Sq. m (FSI- 16845.09 Sq. m + NON FSI – 12301.10 Sq. m).

Total constructed area on site is 37064 sq. m (FSI 24846.00 sq. m + Non FSI 12218.00sq. m)

We hereby ensure you that since appraisal of the project no additional construction is carried out and no change in the project till the date of SEAC hearing



Ar. SANGRAM SALUNKE
CA/18/91601

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PROJECT NOTE

1 st CC date	10.01.2020
Environmental Clearance Letter Received - SEIAA-EC-0000002324	21.07.2020
The project submitted for Violation TOR	21.02.2023
The project has been considered in 167 th SEAC-III meeting where TOR points received	24.03.2023
Auto generated TOR date	20.04.2023
The project considered in 260 th SEIAA Meeting & TOR received	02.05.2023
EIA report submitted on Parivesh Portal	14.06.2023
No of violation days – 1138 days (From 10.01.2020 to application dated 21.02.2023)	

ECOLOGICAL DAMAGE ASSESSMENT

(B) Assessment of Environmental Damages			
Attributes	Scope of saving on account of environmental protection measures	EMP cost	
		Recurring cost,	Non-recurring Cost (Rs.)
Air Pollution	Water requirement for sprinkling (KL/day)		
	5 KL/day (average); Cost of 1 KL water Rs.56.33 including transportation and spraying. Cost of 1 kl Water: Rs. 56.33 /- (As per Material Rates SSR for year 2021-2022, Page No: 388,	Rs. 281.65/- 5KLD X Rs. 56.33	0
Water Pollution	A. Cost of water requirement:		
	a). Construction phase: Water required for construction +Labours: 14 KLD+2.25 KLD Cost of 1 kl Water: Rs. 56.33 /- (As per Material Rates SSR for year 2021-2022, Page No: 388) (The water required for construction has been considered from a Research paper titled "Assessment of water resource consumption in building construction in India" - Rs. 2KL / Sq.m)	Rs. 1028.02/- 16KL X Rs. 56.33 + 2.25 KLD X Rs. 56.33	0
	b). Operation phase:	0	0
	B. Cost of sewage treatment, reuse & disposal:		
	a). Construction phase: Cost of treatment of sewage per KL= Rs. 7.1 per KL- As per EMP Budgetary Allocation	Rs. 14.2 /- Sewage in construction phase from labour – 2 KLD X Rs. 7.1	0
	b). Operation phase: No occupancy given. Hence no sewage generation on operation phase.	0	0
	C. Quantity of water pumped out during excavation and a lumpsum cost of Rs. 50 per cum for such unauthorized water extraction and disposal-	0 No groundwater was encountered during excavation. Excavation was done in non monsoon months. Groundwater water level= 10 m	0
D. cost of construction & maintenance of recharge well: O & M Cost per annum for recharge pits = Rs. 30,000 per annum- As per EMP Budgetary Allocation	Rs. 82.19 Rs. 30,000/365 days	Rs. 4,00,000	

(B) Assessment of Environmental Damages			
Attributes	Scope of saving on account of environmental protection measures	EMP cost	
		Recurring cost,	Non-recurring
			Cost (Rs.)
Soil environment	In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non- recurring cost	No	0
	In case there is some hazardous waste like asbestos or the site is located on industrial area where hazardous chemical or waste was handled, the cost based on due diligence of the project site, as given by consultants. (The report must include soil analysis, water analysis, MPCB consent copies, manifest of HW if any). This requires critical examinations from SPCB	No any hazardous waste generated	0
	Cost of preservation of top soil & excavated earth to be considered. [Area (m ²)x depth (m)x sp. Gravity (kg/m ³)x cost per ton (Rs.)]	0	Total top soil : 722 cum Cost of 1 cum Excavation Rs.232/- (As per Material Rates SSR for year 2021-22, Page No: 115) Rs. 1,67,504 /-
Noise and Vibration	For damage due to noise pollution & vibration, the cost of barricades around the project site should be considered. [perimeter (m) x height of the barricade(m) x cost of the sheet)	0	Barricading was Done Perimeter 753.10 Rmt Height of the Barricade 2.04 mt Cost of the Sheet 850 /sq.mt. Total 753.10x 2.04 = 1536.32 sq.mt. Total Cost 1536.32 x 850 = 13,05,872/- (In SSR Barricading work is not mentioned, so 850/sq m is taken as per current as well as finished market rate)

Green Belt	In case of any tree cutting without EC cost of Rs. 10000/- per tree apart from any statutory action for such tree cutting if any, (8 no of trees cut down)	0	Rs. 80,000
	Cost of planting & maintaining trees (Number of trees as per the bye-laws) O & M cost per annum for landscaping = Rs. 3,01,968 per annum- As per EMP Budgetary Allocation	Rs. 827 Rs. 3,01,968/365 days	0
	Cost of compensatory tree plantation (5 trees for each tree cut) (Compensatory plantation 8 X 5= 40 no.)		
RH/OHS	Cost of workers benefit to be considered in view of Building and Other Construction Workers Welfare Cess Act, 1996	In Contractors Scope	In Contractors Scope
	A. Cost of health checkup of workers	In Contractors Scope	
	B. Cost of safety measures including PPEs		Rs. 42505
	Total Cost per working day	Rs. 2233.06 (Recurring Cost)	Rs. 19,32,777/- (Non Recurring Cost)

Calculation of Cost of remediation plan and natural & community resource augmentation plan				
Sr.	Description	Details	Amount	
1	Total of recurring cost	Cost arrived from above table -Recurring Cost per day X number of days in violation	= 2233.06 X 1138(No.of Days) Rs. 25,41,222/-	
2	Non-recurring cost	Cost as arrived from above table- Non Recurring Cost	Rs. 19,53,376/-	
		Sum (1+2) Subject to minimum Rs. 1 crore)	(1+2) Rs. 44,94,598/-	
			Which is <Rs. 100 Lacs Therefore, Rs. 1,00,00,000/- i.e. 1 Cr	
3	Economic benefits accrued due to violation	1% of Total Project cost including land, as declared by PP before SEAC, subject to maximum Rs. 10 Cr.	Project Cost executed without EC- Rs. ₹ 21,07,72,102 Crore 1 % of project cost – 21.08 Lakh	
		Incremental cost of Rs. 10 lacs for each EC violation by PP or its directors observed at any other projects in last 3 years	Nil	
4	Cost of remediation plan and natural & community resource Augmentation plan	Sum of 1, 2 and 3 above or amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO 22- 65/2017- IA-III dated 01/05/2018, whichever is higher.	Sum (1+2+3)	Rs. 1.21 Cr.
			CER Cost	Rs. 81.23 Lakh
			Therefore	
			Rs. 1.21 Cr.	

BG Amount- 1.21 Cr.

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PENALTY COST

F. No. 22-21/2020-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
Impact Assessment Division

Indira Paryavaran Bhawan
Jor Bagh Road, Aliganj
New Delhi - 110003
sujit.baju@gov.in

Date: 7th July, 2021

Office Memorandum

Subject: Standard Operating Procedure (SoP) for Identification and handling of violation cases under EIA Notification 2006 in compliance to order of Hon'ble National Green Tribunal in O.A. No.34/2020 WZ - Regarding.

b. For expansion projects:

i. Where operation/production with expanded capacity has not commenced:

1% of the project cost, attributable to the expansion, incurred up to the date of filing of application along with EIA/EMP report.

12.2. The percentage rates, as above, shall be halved if the project proponent *suo-moto* reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint.

$$\begin{aligned}\text{Penalty to be paid} &= 0.5\% \text{ of the Project Cost} \\ &= 0.5\% * 21,07,72,102 \\ &= \text{INR } 10,53,860/-\end{aligned}$$

Source : SSR for year 2021-2022

(A) Usage Rates of Plant and machinery for Year 2021-22

Sr.No.	Description of Machine	Unit	Cap.	Rate
1	2	3	4	5
A	Earthmoving Machinery			
1	Dozer D-8 H (Heavy)	Hour	270 HP	3472.00
2	Dozer D 80 A 12 (Medium)	Hour	180 Hp	2433.00
3	Dozer D-3 B (Medium)	Hour	65 HP	1267.00
4	Hydraulic Excavator (BEML BE 200, Tata Hitachi EX200 or	Hour	0.9 Cum	1831.00
5	Hydraulic Excavator (BEML BE 200, Tata Hitachi EX200 or	Day	0.9 Cum	14648.00
6	Excavator (JCB JS140/Tata Hitachi EX120 or equivalent)	Hour	0.6 Cum	1492.00
7	Excavator (JCB JS140/Tata Hitachi EX120)	Day	0.6 Cum	11936.00
8	Hydraulic Excavator (wheeled)	Hour	0.3 Cum	968.00
9	Hydraulic Excavator (wheeled)	Day	0.3 Cum	7744.00
10	Loader 1 cum bucket capacity	Hour	1 Cum	968.00
11	Loader 1 cum bucket capacity	Day	1 Cum	7744.00
12	Motor grader 3.35 mtr Blade	Hour	145 Hp	1780.00
13	Tandem Vibratory Road Roller 8 tonne	Hour	8 Tonn	1800.00
14	Static Road Roller 8 tonne	Hour	8 Tonn	691.00
15	Pneumatic Road Roller	Hour	8 Tonn	1100.00
16	Tipper -10 cum	Km.	10 Cum	67.23
17	Tipper -10 cum (20 Km/Hr)	Hour	10 Cum	1200.00
18	Tipper -6 cum	Km.	6 Cum	48.00
19	Tipper -6 cum	1.km	6 Cum	4.80
20	Tipper -6 cum (20 Km/Hr)	Hour	6 Cum	960.00
21	Tipper -3.5 cum	Km.	3.5 Cum	42.41
22	Tipper -3.5 cum (20 Km/Hr)	Hour	3.5 Cum	857.00
23	Tractor	Hour	35 HP	350.00
24	Tractor with rotevator	Hour	35 HP	370.00
25	Tractor with Ripper	Hour	35 HP	650.00
26	Water Tanker	Hour	9000 Liter	844.95
27	Water Tanker (15 km per Hour)	Km.	9000 Liter	56.33
B	Asphalt / Road Machinery			
28	Air Compressor 175 cfm	Hour	175 cfm	687.00
29	Air Compressor 510 cfm	Hour	510 cfm	766.00
30	Bitumen Pressure Distributor (Spray Bar Width 4.5 Mtr.)	Hour	4 to 9 KLtr.	1296.00
31	Bitumen Boiler oil fired	Hour	2000 Ltr.	205.00
32	Emulsion Pressure Distributor	Hour	4 to 9 KLtr.	1084.00
33	Hot Mix Plant 90-120 TPH capacity (Drum Mix Plant) with SCADA	Hour	90 TPH	13650.00
34	Hot Mix Plant 60-90 TPH capacity (Drum Mix Plant) with SCADA	Hour	60 TPH	11550.00
35	Hot Mix Plant 40-60 TPH capacity (Drum Mix Plant) with SCADA	Hour	40 TPH	10500.00
36	Hydraulic chip Spreader (3 Mtr. Width)	Hour	3 Mtr.	430.00
37	Integrated Stone Crusher 100 TPH	Hour	100 TPH	12600.00
38	Integrated Stone Crusher 200 TPH	Hour	200 TPH	15750.00
39	Mastic Cooker	Hour		970.00
40	Mechanical Broom Hydraulic (Width 2.25 Mtr.)	Hour	2.25 Mtr.	378.00
41	Motor grader 3.35 mtr Blade	Hour	145 HP	1780.00
42	Paver Finisher Hydrostatic with sensor control 100TPH	Hour	100 TPH	3150.00
43	Paver Finisher Mechanical 100 TPH	Hour	100 TPH	1260.00
44	Pot Hole Repair kit mounted on truck	Hour		400.00
45	Road Marking Machine	Hour		105.00

Sr. No.	Chapter	SSR Item No.	Reference No.	Description of the item	Additional Specification	Unit	Completed Rate for 2021-22 excluding GST In Rs.	Labour Rate for 2021-22 excluding GST In Rs.
SSR 2021-2022 :- Excavation								
718	Excavation	21.01	BDA 1	Excavation for foundation in earth, soil of all types, sand, gravel and soft murum, including removing the excavated material up to a distance of 50 m. beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift upto 3.00 m.) By Manual Means	Bd.A.1 Page Number 259	Cubic Metre	232	232
719	Excavation	21.02	BDA 1	Excavation for foundation in earth, soil of all types, sand, gravel and soft murum, including removing the excavated material up to a distance of 50 m. beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift upto 1.5 m.) By Mechanical Means	Bd.A.1 Page Number 259	Cubic Metre	193	109
720	Excavation	21.03	BDA 1	Excavation for foundation in earth, soils of all types, sand,gravel and soft murum, including removing the excavated material upto a distance of 50 metres beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift from 1.5m to 3.0m) By Manual Means	Bd.A.1 Page Number 259	Cubic Metre	306	306
721	Excavation	21.04	BDA 1	Excavation for foundation in earth, soils of all types, sand,gravel and soft murum, including removing the excavated material upto a distance of 50 metres beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift from 1.5m to 3.0m) By Mechanical Means	Bd.A.1 Page Number 259	Cubic Metre	241	136
722	Excavation	21.05	BDA 2	Excavation for foundation in hard murum including removing the excavated material upto distance of 50 metres beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift upto 1.50 m) By Manual Means	Bd.A.1 Page No.259	Cubic Metre	354	354
723	Excavation	21.06	BDA 2	Excavation for foundation in hard murum including removing the excavated material upto distance of 50 metres beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift upto 1.50 m) By Mechanical Means	Bd.A.2 Page Number 259	Cubic Metre	212	120
724	Excavation	21.07	BDA 2	Excavation for foundation in hard murum including removing the excavated material upto a distance of 50 metres beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift from 1.5 to 3.0m) By Manual Means	Bd.A.1 Page No.259	Cubic Metre	403	403
725	Excavation	21.08	BDA 2	Excavation for foundation in Hard murum including removing the excavated material upto a distance of 50 metres beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift from 1.5 to 3.0m.) By Mechanical Means	Bd.A.2 Page Number 259	Cubic Metre	265	150
726	Excavation	21.10	BDA 3	Excavation for foundation in hard murum and boulders including removing the excavated material up to a distance 50 metres, beyond the building area and stacking and spreading as directed, dewatering, preparing the bed for the foundation and necessary back filling, ramming, watering including shoring and strutting etc. complete. (Lift upto 1.5m.) By Mechanical Means	Bd.A.3 Page Number 259	Cubic Metre	235	132

Allocation of Damage EMP Costing

Sr. No.	Description of Activity	BG Amount	% Allocation	Implementing agency	Remarks	Probable Activities to be carried out
1	Afforestation (can include plantation, garden development)	1.21 Cr	25% = Rs. 30.25 Lakh	Social forestry and Local body	The afforestation can be Either through social forestry or the Local body. Preferably within 50 km from project site	These locations will be identified and recommended by the local body. Mass plantation in fallow land or barren area suggested by the Local body for social forestry
2	Water conservation program (Jalyukt Shivar, etc)		25% = Rs. 30.25 Lakh		Preferably within 50 km radius of project site	Provision of water efficient faucets in nearby schools, public hospitals. Construction of percolation tanks in area suggested by the local body
3	Urban environment and sanitation (can include swaccha Bharat, playground development, urban ground-water recharge schemes etc)		20% = Rs. 24.20 Lakh	Local body		Provision of RWH in public schools, hospitals, Road side beautification, public park recreation

Sr. No.	Description of Activity	BG Amount	% Allocation	Implementing agency	Remarks	Probable Activities to be carried out
4	Sewerage lines and STP, solid waste management	1.21 Cr.	20% = Rs. 24.20 Lakh	Local body		Provision of community dustbins, conducting health camps at public schools suggested by Local body
5	Urban air/noise pollution control initiatives		10% = Rs. 12.10 Lakh	Local body		Tree plantation, provision of sound barriers if required at any location identified by the local body, provision of solar heating/lighting system in public spaces or public infrastructures.

ENVIRONMENTAL CLEARANCE LETTER



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

सत्यमेव जयते

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: July 21, 2020

To,
Mr. Hiten Chotaliya
at Sr. No. 28/10/1, 28/10/2, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14

Subject: Environment Clearance for Proposed Residential & Commercial development Project
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 109th 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 203rd meetings.

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

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

1.Name of Project	Proposed Residential & Commercial development Project by M/s. Sai Shraddha Developers
2.Type of Institution	Private
3.Name of Project Proponent	Mr. Hiten Chotaliya
4.Name of Consultant	S G M Enviro (I) Pvt. Ltd.
5.Type of project	Building Construction Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	No. Not applicable
8.Location of the project	Sr. No. 28/10/1, 28/10/2, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14
9.Taluka	Haveli
10.Village	Ambegon (bk)
Correspondence Name:	Mr. Hiten Chotaliya
Room Number:	A-4, 601
Floor:	1
Building Name:	Kohinoor Estate Housing Society, 12 Mula Road
Road/Street Name:	Near Bajaj Garden
Locality:	Khadki
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	IOD Approved IOD/IOA/Concession/Plan Approval Number: CC/1221/19, Date: 28.08.2019 Approved Built-up Area: 29146.19
13.Note on the initiated work (If applicable)	No. Not Applicable

SEIAA Meeting No: 203 Meeting Date: July 10, 2020 (SEIAA-STATEMENT-0000003529)
SEIAA-MINUTES-0000003312
SEIAA-EC-0000002324

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Shri. Anil Diggikar (Member Secretary
SEIAA)

	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ Inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8 (a) B2
	Court cases pending if any	Not Applicable
	Other Relevant Informations	Not Applicable
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 203rd 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 ensure that CER plan gets approved from Municipal Commissioner.
II	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2019-IA.III dt.04.01.2019
III	SEIAA decided to grant EC for - FSI: 16845.09 m ² , Non-FSI: 12301.16 m ² and Total BUA: 29146.19 m ² (Plan Approval no. CC/2424/19, dated 10.01.2020).

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 obtaining 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.

SEIAA Meeting No: 203 Meeting Date: July 10, 2020 (SEIAA-STATEMENT-0000003529)
SEIAA-MINUTES-0000003312
SEIAA-EC-0000002324

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Shri. Anil Diggikar (Member Secretary
SEIAA)

REPLY TO THE SPECIFIC CONDITIONS MENTIONED IN ENVIRONMENTAL CLEARANCE LETTER

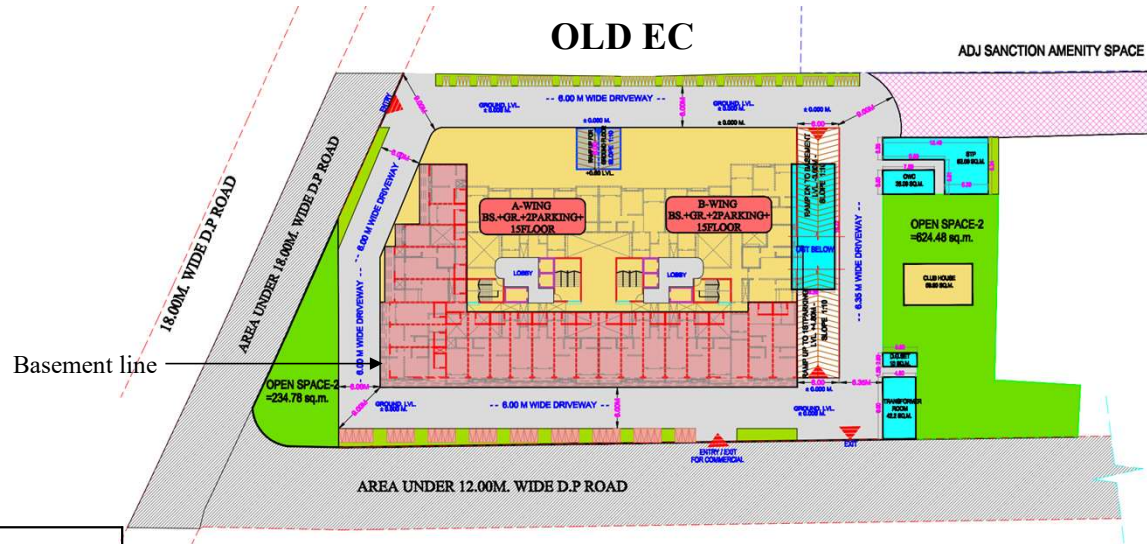
Sr. no.	Specific Condition As per Environmental Clearance letter vide no. SEIAA-EC-0000002324 dated 21.07.2020	Reply
01	PP to ensure that CER plan gets approved from Municipal Commissioner.	As per the MOEF, OM dated 25.02.2021 all the activities proposed by PP under CER shall be part of Environmental Management Plan (EMP) & the same shall be executed by PP.
02	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. Environmental Clearance.	Will be complied.
03	SEIAA decided to grant EC for – FSI: 16845.09 m2, Non-FSI: 12301.10 m2 and Total BUA: 29146.19 m2 (Plan Approval no- CC/2424/19, dated 10.01.2020)	Noted. The EC has been received for the project on dated 21.07.2020

COMPARATIVE STATEMENT

Sr. No	Particulars	Details as per earlier EC issued by MoEF – 2020 (Areas in sq.mt)	Proposed Modification in EC (Areas in sq.mt)	Remarks
1	Total Plot area	10497.28	10497.28	No change
2	Deductions	3219.34 (18 m Road widening area -664.47 + 12 road widening area – 1241.87 + amenity space – 1288.64 + Area under champher -24.35)	3219.34 (18 m Road widening area -664.47 + 12 road widening area – 1241.87 + amenity space – 1288.64 + Area under champher -24.35)	No change
3	Net Plot Area	7277.94	7277.94	No change
4	FSI area	16845.09	25510.11	Increased by 8665.02 sq. m
5	Non FSI area	12301.10	18315.85	Increased by 6014.75 sq. m
6	Total construction BUA	29146.19	43825.96	Increased by 14679.77 sq. m
7	Building Configuration	Wing A : Basement Parking + Ground floor + 2 Parking floors + 15 floors	Wing A : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors	-Increase in 1 basement parking floor - Removal of 2 parking floors & decrease in 1 residential floor
		Wing B : Basement Parking + Ground floor + 2 Parking floors + 15 floors	Wing B : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors	
		--	Wing C : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors	Additional footprint of Wing C Constructed
		Commercial shops : Ground floor	Commercial shops : Ground floor	
		Club house : G+01 floor	Club house : G+01 floor	No change
8	No. of tenements & Population	Residential : 210 flats Commercial Shops Population : Residential – 1050 no's Commercial population – 253 persons	Residential : 291 no's Commercial shops Population : Residential – 1455 no's Commercial population – 372 persons	Increased Residential flats by 81 nos. & Residential population. Comm population increased by 119 no.
9	Water requirement	Fresh water : 101 KLD Flushing water : 51 KLD Gardening water : 11.6 KLD Total water requirement : 163.6 KLD	Fresh water : 140.25 KLD Flushing water : 72.92 KLD Gardening water : 11.6 KLD Total water requirement : 224.77 KLD	Quantity has been increased by 39.25 KLD (fresh water)

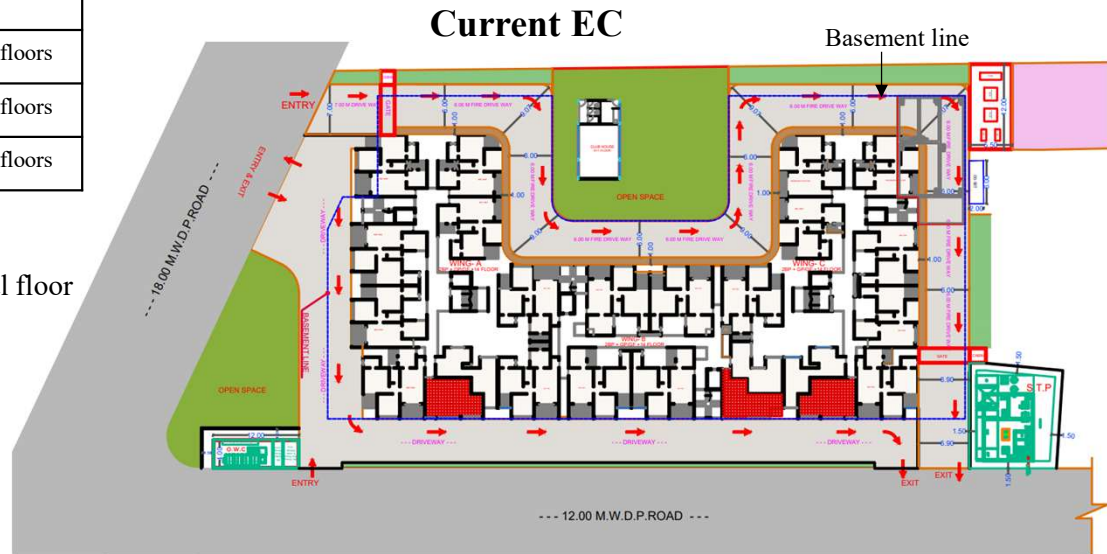
	Particulars	Details as per earlier EC issued by MoEF (Areas in sq.mt)	Proposed Modification in EC (Areas in sq.mt)	Remarks
10	UGT	Domestic & drinking tank Capacity : 151.72 KLD Fire tank Capacity : 150 KLD Provision of 01 no's of UGT	Domestic & drinking tank Capacity : 264.5 KLD Fire tank Capacity : 200 KLD Provision of 01 no's of UGT	Capacity has been increased by 112.78 KLD (domestic & drinking) & 50 KLD (Fire)
11	Waste water generation & STP provided	Waste water generation : 137 KLD STP capacity : 140 KLD STP technology : MBBR	Waste water generation : 191.85 KLD STP capacity : 220 KLD STP technology : MBBR	Increment in capacity by 80 KLD & It is proposed
12	Rain water Harvesting	Rain water harvesting tank : NA Recharge pits : 04 no's (02 –Surface + 02- Roof top) Size : 2 x 2 x 2 M	Rain water harvesting tank : NA Recharge pits : 04 no's (02 –Surface + 02- Roof top) Size : 2 x 2 x 2 M	No change.
13	Solid waste generation , STP Sludge & OWC capacity	Wet – 353.85 kg/day Dry – 226.65 kg/day STP Sludge : 10 kg/day OWC capacities : 400 kg/day	Wet – 474 kg/day Dry – 347 kg/day STP sludge : 19.1 kg/day OWC capacities- 500 kg/day	Increment in waste calculations & OWC capacity by 100 kg/day. It is proposed.
14	Green Belt Development	RG area provided on ground : 859.09 sq. m No of trees- 160 no's (Proposed – 115 + Existing – 45)	RG area provided on ground : 859.09 sq. m No of trees- 160 no's (Proposed – 115 + Existing – 45)	No change.
15	Traffic	Area- 4195.00 Car-234 No. Scooter-505 No.	Area-7736 sq.mt. Car-190 No. Scooter- 900 No.	Decrease in car parking no
16	Energy	Connected load : 1117 KW Maximum demand : 506 KW DG set : 1 x 200 KVA No. of transformer : 1 x 630 KVA	Connected load : 2128 KW Maximum demand: 988 KW Transformers : 2 x 630 KVA DG sets : 320 KVA	Increment in load calculations & Transformers & DG Set capacities

Master Layout Comparison



Wing	Bldg Configuration as per Old EC	Bldg Configuration as per New EC
Wing A	BP+Gr+2P+15 floors	BP2+BP1+GP/Gr+14 floors
Wing B	BP+Gr+2P+15 floors	BP2+BP1+GP/Gr+14 floors
Wing C	--	BP2+BP1+GP/Gr+14 floors

- Increase in 1 basement parking floor
- Removal of 2 parking floors & decrease in 1 residential floor
- Wing C newly added
- Change in open space location
- Change in basement line position



APPROVALS OBTAINED/IN PROCESS

Sr. No.	Particulars	Status
1.	Building plan approval/ Commencement certificate	Received IOD sanction no. CC/0876/21 dated 09/07/2021
2.	Consent for the water from PMC	Received on dated 21.06.2022
3.	Consent for the drainage from PMC	Received on dated 21.06.2022
4.	Fire NOC for entire project	Received on dated 01.06.2022
5.	Garden NOC	Received dated 22.09.2022
6.	NOC for collection of Dry waste & E-waste from SWACH	Received on dated 06.01.2023
7.	Aviation NOC	<p>Required & Received on dated 27.05.2021</p> <p>The project falls under N4 Zone</p> <p>Permissible height- 682 m</p> <p>Permissible Height as per Aviation NOC: 713.10 m.</p> <p>Total AMSL Height of building : 713.10 m.</p>

1650

FULL POTENTIAL IOD

A. BUILDING & BUILDING & C BUILDING | AREA STATEMENT | AREA | IN SQ.M.

BUILDING	FLOOR	AREA	PERCENT	TOTAL	PERCENT	AREA	PERCENT	TOTAL
1. BLDG	2ND-4TH	1114.02	87.52%	1264.52	9.82%	1114.02	87.52%	1264.52
2. BLDG	2ND-4TH	372.50	29.42%	425.11	3.32%	372.50	29.42%	425.11
3. BLDG	2ND-4TH	235.17	18.74%	270.83	2.12%	235.17	18.74%	270.83
TOTAL		1721.69	100.00%	1960.46	100.00%	1721.69	100.00%	1960.46

WATER CALCULATION
 MAX. INFL. IN SQ. METERS (1.00) = 1.00
 MIN. INFL. IN SQ. METERS (0.00) = 0.00
 TOTAL INFL. IN SQ. METERS (1.00) = 1.00

AREA STATEMENT FOR 20% MAHAJAL

1. AREA OF ROAD	1.00
2. AREA OF SIDEWALK	1.00
3. AREA OF PARKING	1.00
4. AREA OF PLANTING	1.00
5. AREA OF OTHER	1.00
TOTAL	5.00

PARKING AREA STATEMENT

PARKING REQUIRED	100
AREA UNDER 12.00 M WIDE D.P. ROAD	100
AREA UNDER 18.00 M WIDE D.P. ROAD	100
TOTAL	200

PLOT AREA STATEMENT

1. TOTAL PLOT AREA	10000.00
2. AREA OF ROAD	1000.00
3. AREA OF SIDEWALK	1000.00
4. AREA OF PARKING	1000.00
5. AREA OF PLANTING	1000.00
6. AREA OF OTHER	1000.00
TOTAL	5000.00

AMENITY SPACE AREA STATEMENT

1. TOTAL AMENITY SPACE	1000.00
2. AREA UNDER 12.00 M WIDE D.P. ROAD	1000.00
3. AREA UNDER 18.00 M WIDE D.P. ROAD	1000.00
TOTAL	2000.00

TRANSFORMER AREA STATEMENT

1. TRANSFORMER AREA	100.00
TOTAL	100.00

AREA UNDER CHAMBER

1. AREA UNDER CHAMBER	100.00
TOTAL	100.00

R.C.C. COPING
0.25 M THK. SK. WALL

COMPOUND WALL SECTION

LANDSCAPE AREA

OPEN SPACE 01
AS PER TRIANGULATION METHOD

OPEN SPACE 02
AS PER TRIANGULATION METHOD

OPEN SPACE 01 - 02 = 584.08 + 275.01 = 859.09 SQ.M.

STAMP OF APPROVAL - D.P. LAYOUT 01/01

APPROVED

PROJECTION STUDIO

AREA STATEMENT		SQ.M.
1.	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	10,500.00
	(b) AS PER MEASUREMENT SHEET	10517.70
	(c) AS PER SITE	10517.70
	(MINIMUM AREA OF A, B, C TO BE CONSIDERED)	10,497.28
2.	Deductions for	
	(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	
	(a1) AREA UNDER 18.00 M. WIDE MAIN D.P. ROAD	664.47
	(a2) AREA UNDER 12.00 M. WIDE MAIN ROAD	1241.87
	(a3) AREA UNDER CHAMFER	24.36
	(b) ANY D.P. RESERVATION AREA	0.0000
	(c) NALA	0.0000
	(TOTAL a+b+c)	1930.70
3.	BALANCE AREA OF PLOT (1-2)	8566.58
4.	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	1284.99
	(b) ADJUSTMENT OF 2(B), IF ANY -	0.00
	(c) BALANCE PROPOSED -	1288.64
5.	NET PLOT AREA (3-4 (C))	7277.94
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	727.79
	(b) PROPOSED -	859.09
7.	AREA UNDER CHAMFER (2a3)	24.36
8.	PLOTTABLE AREA (IF APPLICABLE)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 x 1.10)	8005.73
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM (0.50)	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE. (10497.28 X 0.50) = 5248.64	5248.64
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM.	4120.00
11.	IN-SITU FSI / TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD	
	(a1) AREA UNDER 18.00 M. WIDE MAIN D.P. ROAD (664.47X2)	1328.94
	(a2) AREA UNDER 12.00 M. WIDE MAIN ROAD (1241.87X2)	2483.74
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
	(c) TDR AREA	0.00
	(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	3812.68
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [7+9 + 10(b)+11(d)] or 12 whichever is applicable.	15962.77
	(a1) Deduction :- Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules	0.0000
	(a2) Balance entitlement for Ancillary Area (a - a1)	0.0000
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable) 15962.77X0.60=9577.66	9577.66
	(c) TOTAL ENTITLEMENT (a+b)	25540.44
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (8566.58X2.50)+0.60 (Ancillary)	26556.40
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B) (WITHOUT MAHADA)	25510.11
	(a) EXISTING BUILT-UP AREA (AS PER PREVIOUS SANCTION)	0.0000
	(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	
	(i) COMMERCIAL	1117.40
	(ii) RESIDENTIAL	24392.71
	(c) TOTAL (a+b) (WITHOUT MAHADA)	25510.11

10)	F.A.R. PERMISSIBLE MAXIMUM UTILIZATION LIMIT OF F.S.I.(Building Potential) (8566.58X2.50)+0.60 (Ancillary)	26556.40
11)	F.A.R. PROPOSED	
	a. RESIDENTIAL (1.5/1/0.85/0.75)	24392.71
	b. COMMERCIAL (0.5/1/0.85/0.75)	1117.40
	c. EXISTING B/UP AREA	0.0000
	d. TOTAL F.A.R. PROPOSED (a+b+c)	25510.11
12)	NON F.S.I. AREA	
	a. MAHADA(20%) Req.7277.94 x 0.20 = 1455.59 sq.mt.	1484.89
	b. PROPOSED PARKING AREA	12908.50
	c. PROPOSED TOP TERRACE AREA	2430.11
	d. PROPOSED CLUB HOUSE AREA	87.61
	e. PROPOSED OVER HEAD WATER TANK TOP	370.00
	f. PROPOSED LIFT + LIFT MACHINE ROOM AREA	41.80
	g. PROPOSED REFUGE AREA	568.20
	h. PROPOSED U.G. WATER TANK AREA	203.03
	i. PROPOSED S.T.P. AREA	80.00
	j. PROPOSED OWC AREA	36.00
	k. PROPOSED TRANSFORMER + D.G. AERA	66.00
	l. PROPOSED SECURITY CABIN AREA	20.00
	m. BABY SWIMMING POOL	21.50
	TOTAL NON FSI AREA	18315.85
13)	TOTAL FSI + NON FSI AREA (25510.11 + 18315.85)	43825.96

Total construction built up area of **43825.96 sq. m** (FSI 25510.11 sq. m + Non FSI 18315.85 sq. m)

1652

SITE PHOTOS



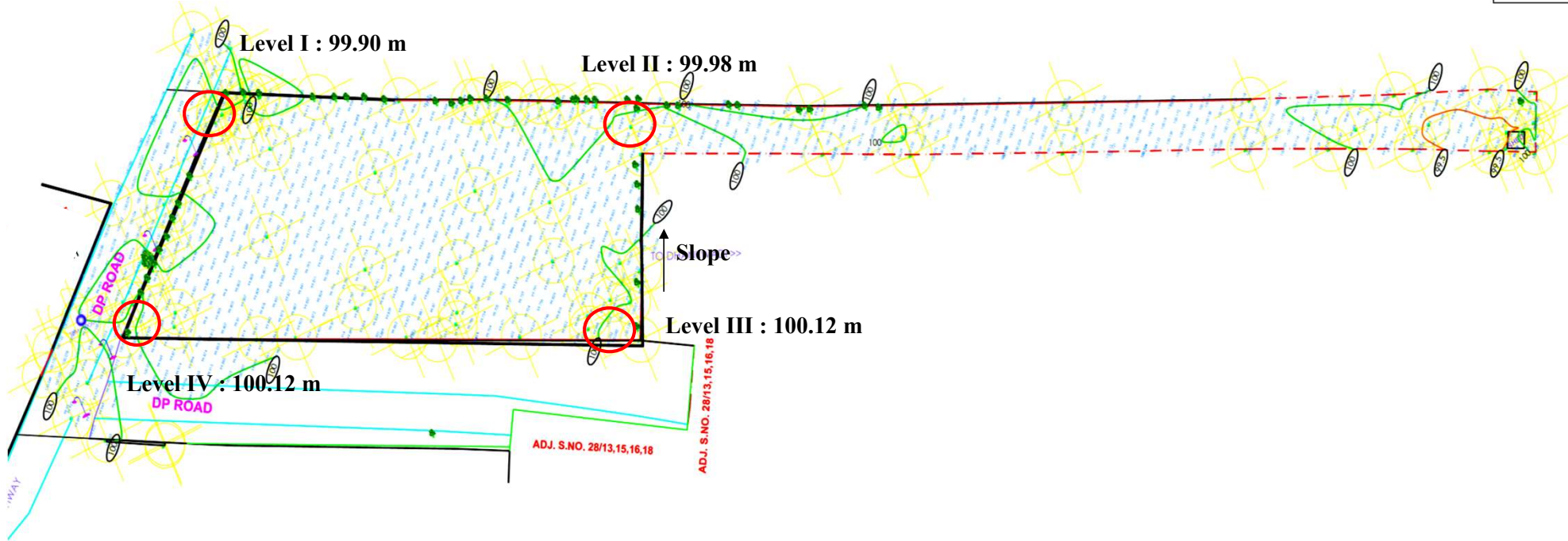
Existing 18 m DP road



Existing 12 m DP road

1653

CONTOUR PLAN



Maximum Contour: 100.12 m
Minimum Contour : 99.9 m
Slope Difference : 0.22 m
Contour slope : To North

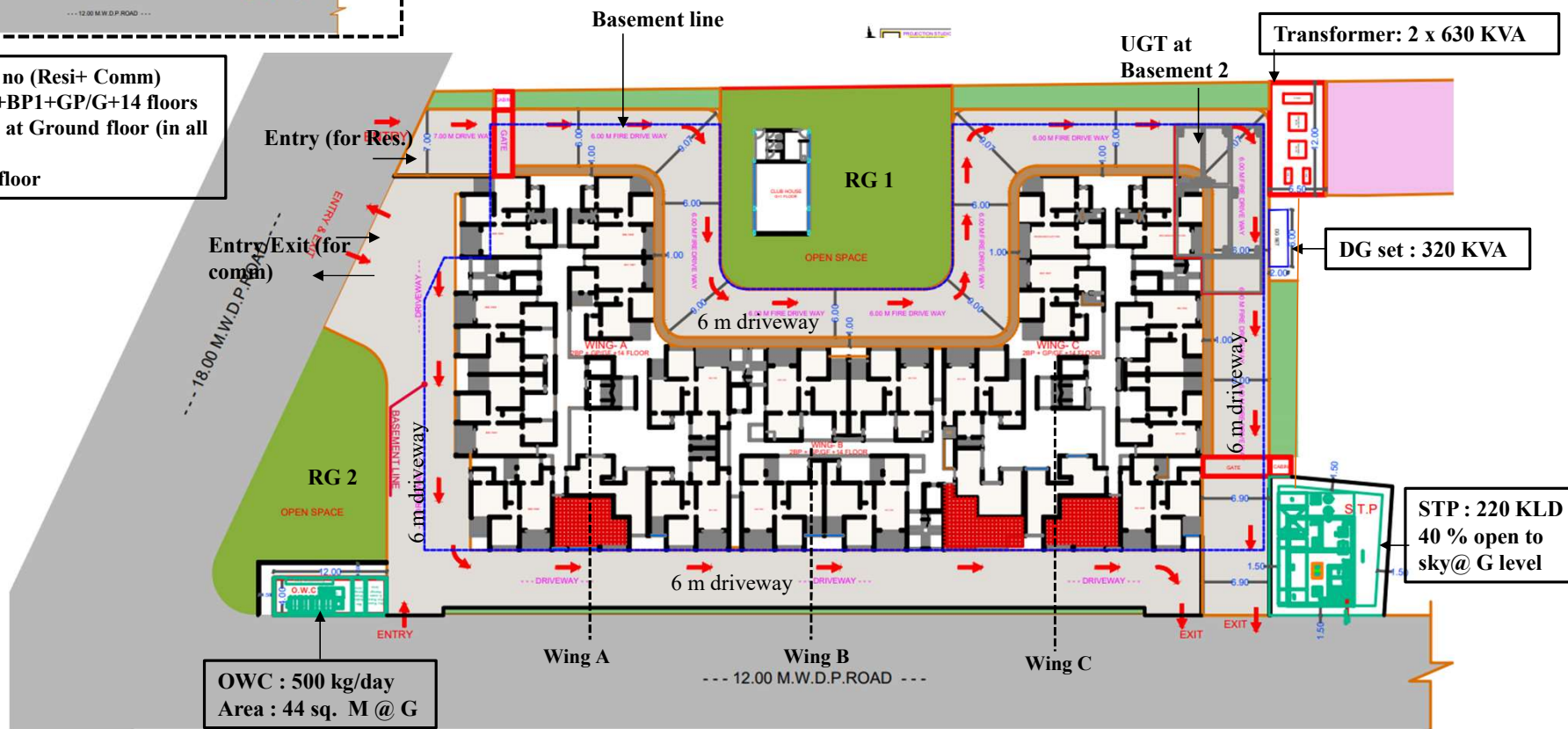
MASTER PLAN



Total RG area required : 727.79 sq. m
 Total RG provided : 859.09 sq. m (On Ground)
 - RG 1 : 584.08 sq. m
 - RG 2 : 275.01 sq. m



Total building : 03 no (Resi+ Comm)
 Wing A,B,C : BP2+BP1+GP/G+14 floors
 Commercial Shops at Ground floor (in all wings)
 Club House : G+1 floor



OWC : 500 kg/day
 Area : 44 sq. M @ G

1655

OCCUPANCY STATEMENT

Sr No.	Building	Configuration	Building Height (m)	No of Tenements	Total Population
1	Wing A	BP2+BP1+GP/G+14 Floors	42.50 m	91	860
2	Wing B	BP2+BP1+GP/G+14 Floors	42.50 m	106	750
3	Wing C (Resi + MHADA)	BP2+BP1+GP/G+14 Floors	42.50 m	73 + 21(MHADA)	750
4	Total Residential			291 no's	1455
Commercial shops (at G floor of A,B,C)				372	
TOTAL (Residential + Commercial)				1827 Persons	

PARKING STATEMENT & AREA CALCULATIONS

Sr. No.	Type of Parking	No. of Parking	
		Required	Provided
1	Four (4) wheeler	180 (Res-146 + Comm-24+Visitors-10)	190 (Res-156 + Comm-24+Visitors-10)
2	Two wheeler	893 (Res-730 + Comm-120+Visitors-43)	900 (Res-737 + Comm-120+Visitors-43)

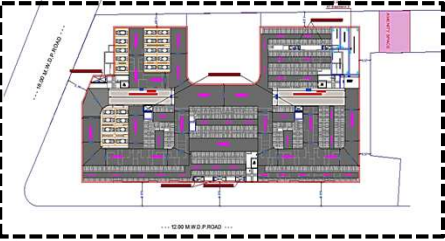
Area per car	12.5 sq. m without driveway Car With Driveway :30 sq. m (for covered parking) : 25 sq. m (for open parking) : 35 sq. m(for basement parking)
Area per two wheeler	2 sq. m

S. no.	Type of Parking	Parking Floor			Total Provided
		Basement 2	Basement 1	Ground Floor	
1	Four (4) wheeler	107	23	60	190 No. 6140 Sq. m
	Area provided	35	35	30	
	Total area	3745	805	1590	
2	Two wheeler	900 No. x 2 = 1800 Sq. m			1800 Sq. m
TOTAL AREA PROVIDED					7940 Sq. m
TOTAL AREA REQUIRED AS PER DC RULES					3883.5 Sq. m

PARKING PLAN



2. Basement 1 level Plan



-][Top][2D Wireframe]

No. of Cars : 23 No's
No. of Scooters : 900No's

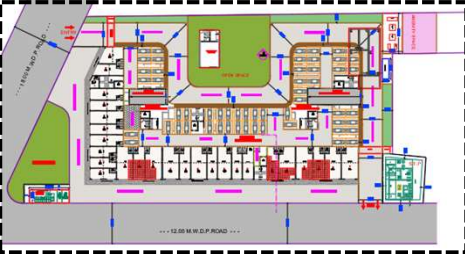


PARKING PLAN

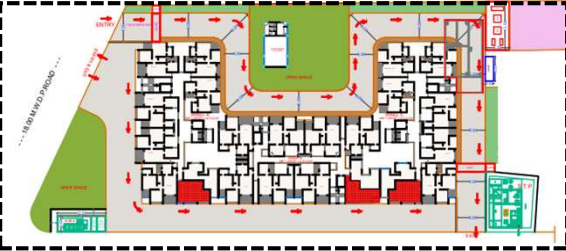


3. Ground Level Parking Plan

No. of Cars : 60 No's

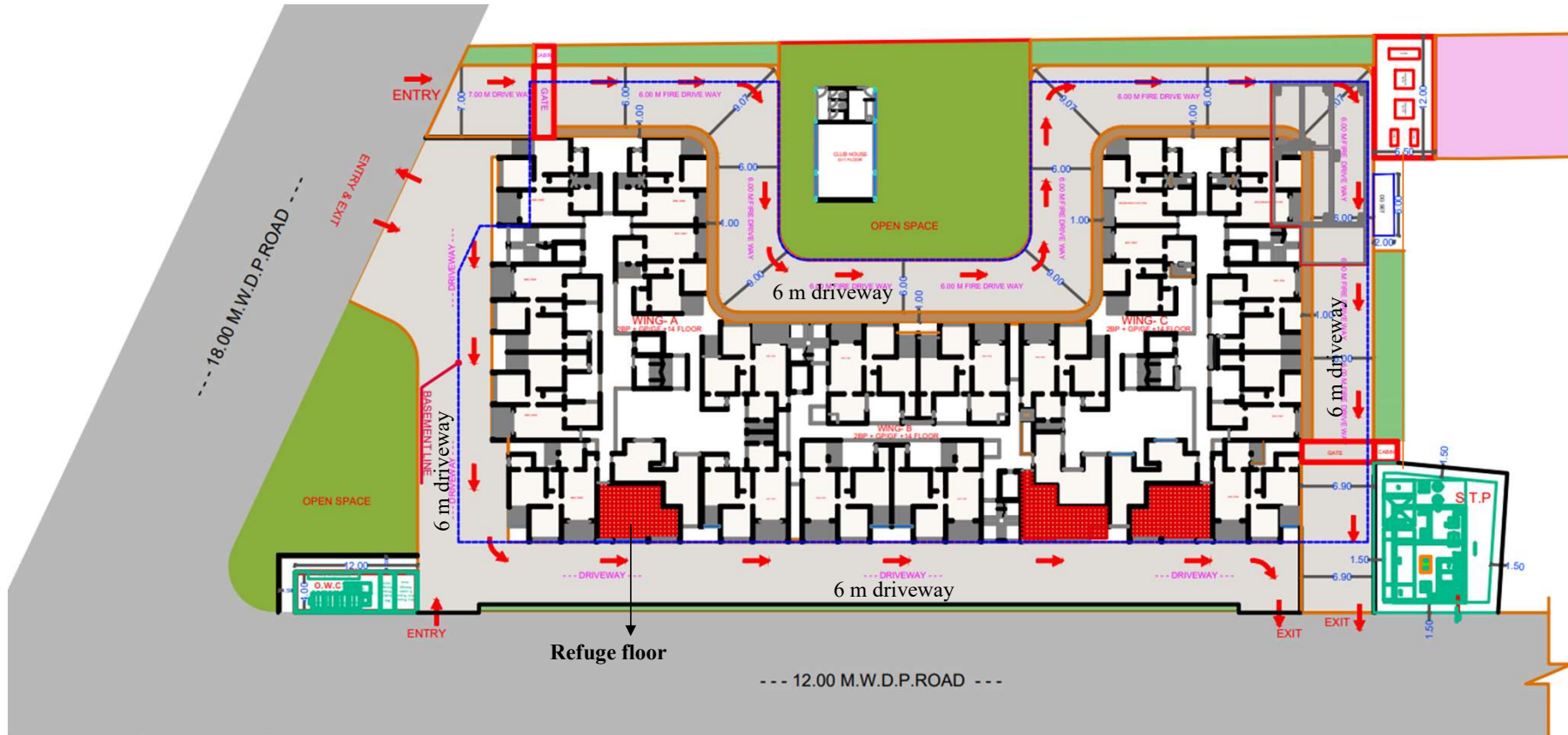


FIRE TENDER MOVEMENT PLAN



Refuge floor on : 08th ,13th floors ■

Fire Tender movement on 6 M driveway on ground with 9.00 m turning radius →





SECTION SHOWING REFUGE FLOOR

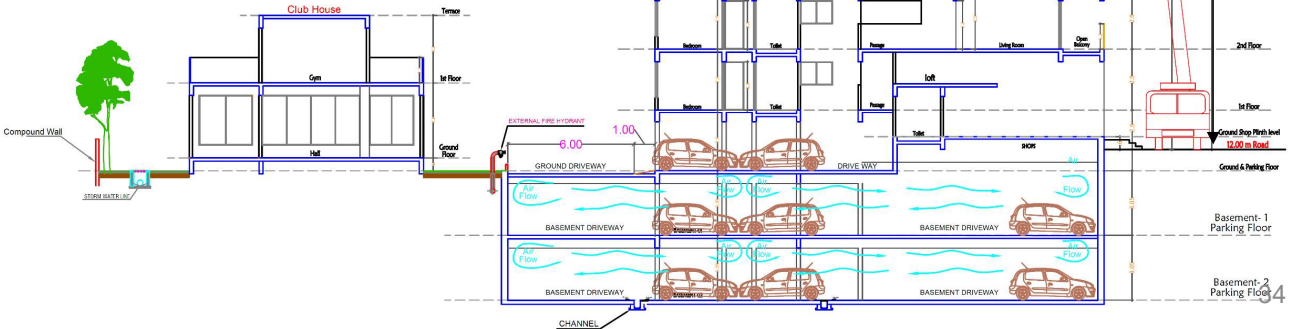
Refuge floor on - 8th & 13th floors



WING- A REFUGE AREA CALCULATION
 FOR RESIDENTIAL
 REQUIRED REFUGE AREA = 3 FLOORS X 5 PERSONS PER FLAT
 = 7 FLAT X 3 FLOORS X 5 PERSONS/FLAT
 = 105 PERSONS
 = 105 PERSONS X 0.30 SQ.M.
 (area equivalent to 0.30 sq.m. / person)
 REQUIRED REFUGE AREA = 31.50 SQ.M.
 FOR HANDICAPPED PERSONS = 1.00 SQ.M. FOR 200 PERSON
 = 91 X 5 = 455.00 SQ.M.
 = 455.00/200 = 2.28 SQ.M.
 REQUIRED REFUGE AREA = 31.50 + 2.28 = 33.78 SQ.M.
 PROPOSED REFUGE AREA = 40.84 SQ.M.

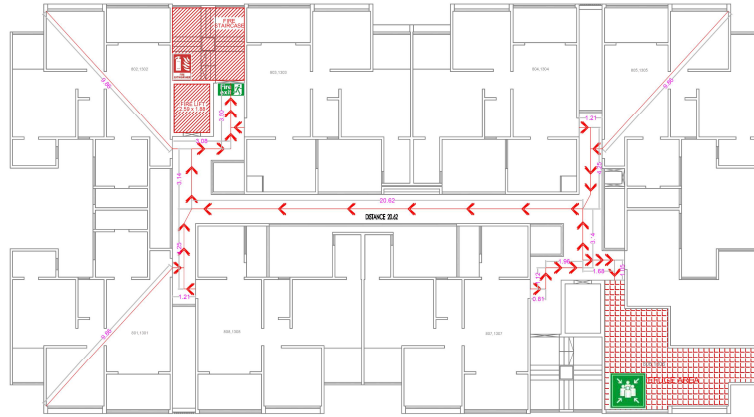
WING- C REFUGE AREA CALCULATION
 FOR RESIDENTIAL
 REQUIRED REFUGE AREA = 3 FLOORS X 5 PERSONS PER FLAT
 = 7 FLAT X 3 FLOORS X 5 PERSONS/FLAT
 = 105 PERSONS
 = 105 PERSONS X 0.30 SQ.M.
 (area equivalent to 0.30 sq.m. / person)
 REQUIRED REFUGE AREA = 31.50 SQ.M.
 FOR HANDICAPPED PERSONS = 1.00 SQ.M. FOR 200 PERSON
 = 91 X 5 = 455.00 SQ.M.
 = 455.00/200 = 2.28 SQ.M.
 REQUIRED REFUGE AREA = 31.50 + 2.28 = 33.78 SQ.M.
 PROPOSED REFUGE AREA = 40.84 SQ.M.

WING- B REFUGE AREA CALCULATION
 FOR RESIDENTIAL
 REQUIRED REFUGE AREA = 3 FLOORS X 5 PERSONS PER FLAT
 = 8 X 3 FLOORS X 5 PERSONS/FLAT
 = 120 PERSONS
 = 120 PERSONS X 0.30 SQ.M.
 (area equivalent to 0.30 sq.m. / person)
 REQUIRED REFUGE AREA = 36.00 SQ.M.
 FOR HANDICAPPED PERSONS = 1.00 SQ.M. FOR 200 PERSON
 = 106 X 5 = 530.00 SQ.M.
 = 530.00/200 = 2.65 SQ.M.
 REQUIRED REFUGE AREA = 36.00 + 2.65 = 38.65 SQ.M.
 PROPOSED REFUGE AREA = 39.95 SQ.M.

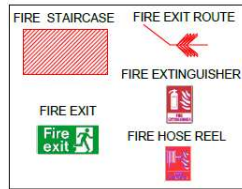



EVACUATION PLAN

Wing B



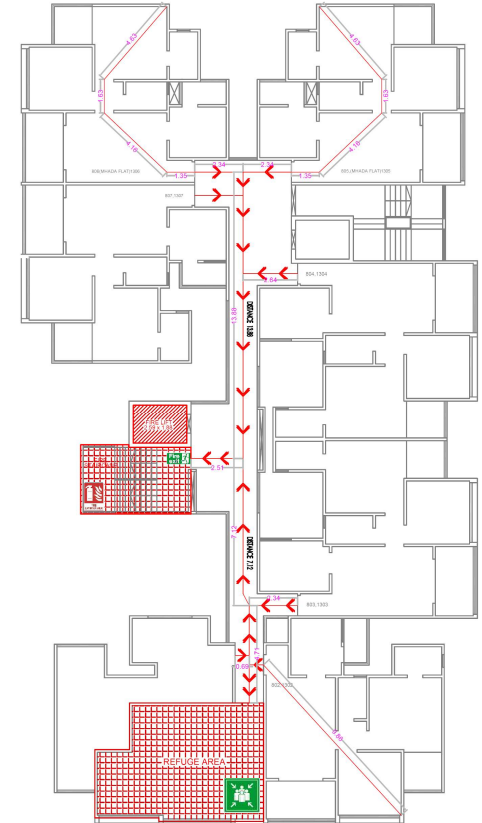
Travel Distance – 14.5 m
Farthest Point – 21.9 m



 **Assembly point**

Buildings will be sprinkled

Wing C



Travel Distance – 18.7 m
Farthest Point – 22.5 m

Table 5 Travel Distance (Based on Occupancy and Construction Type)
 (Clauses 4.4.2.1 and 4.4.2.2)

Sl No.	Occupancy Group	Maximum Travel Distance m	
		Types 1 and 2	Types 3 and 4
(1)	(2)	(3)	(4)
i)	Residential (Group A)	30.00	22.50
ii)	Educational (Group B)	30.00	22.50
iii)	Institutional (Group C)	30.00	22.50
iv)	Assembly (Group D)	30.00	30.00
v)	Business (Group E)	30.00	30.00
vi)	Mercantile (Group F)	30.00	30.00
vii)	Industrial (Group G)		
	G-1, G-2	45.00	See Note 3
	G-3	22.50	
viii)	Storage (Group H)	30.00	
ix)	Hazardous (Group J)	22.50	

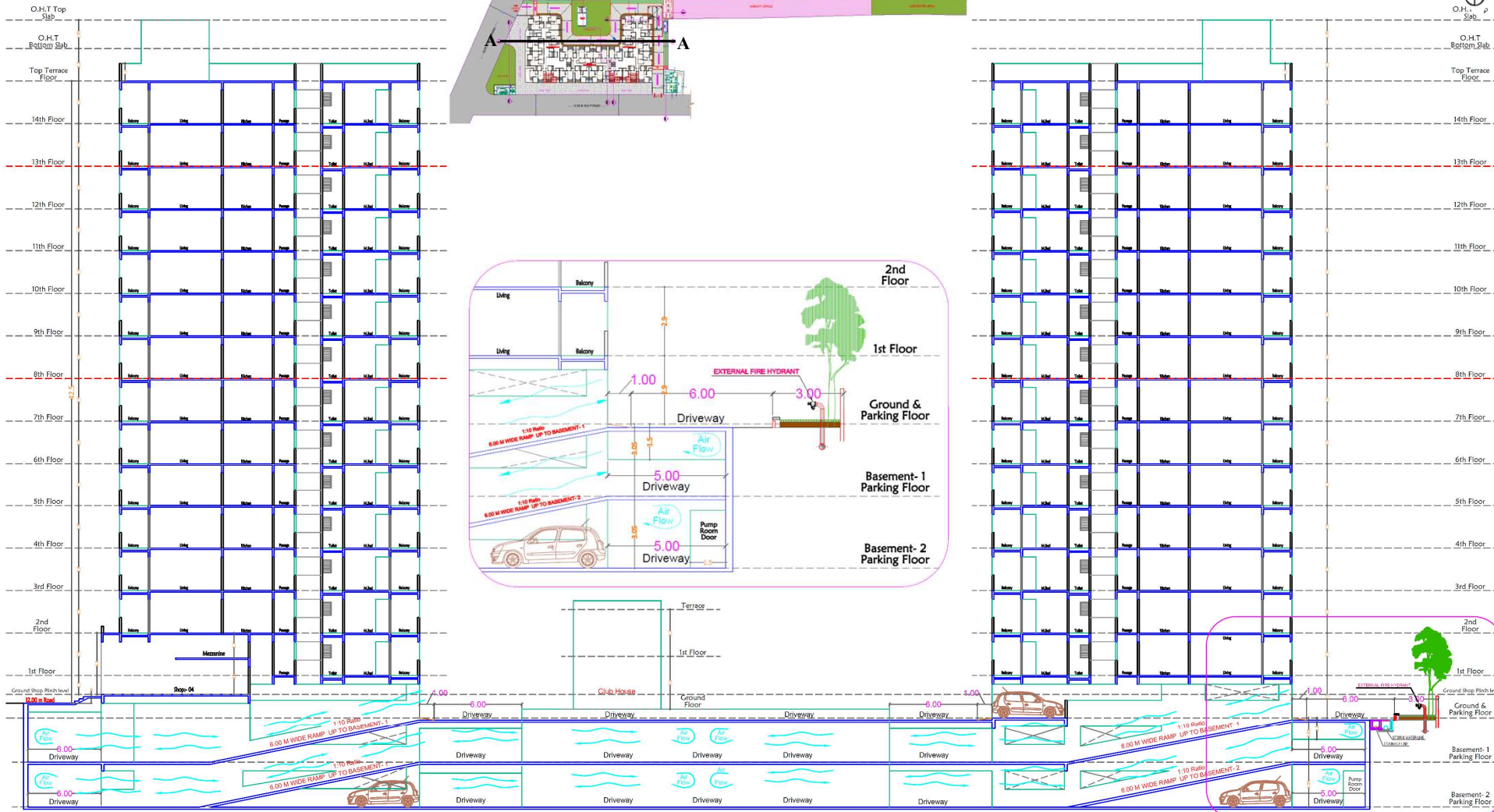
NOTES

- For fully sprinklered building, the travel distance may be increased by 50 percent of the values specified.
- Ramp shall not be counted as an exit in case of basements below the first basement in car parking.
- Construction of Type 3 or Type 4 is not permitted.

NBC rule 2016-Part 4 (Page no.287)



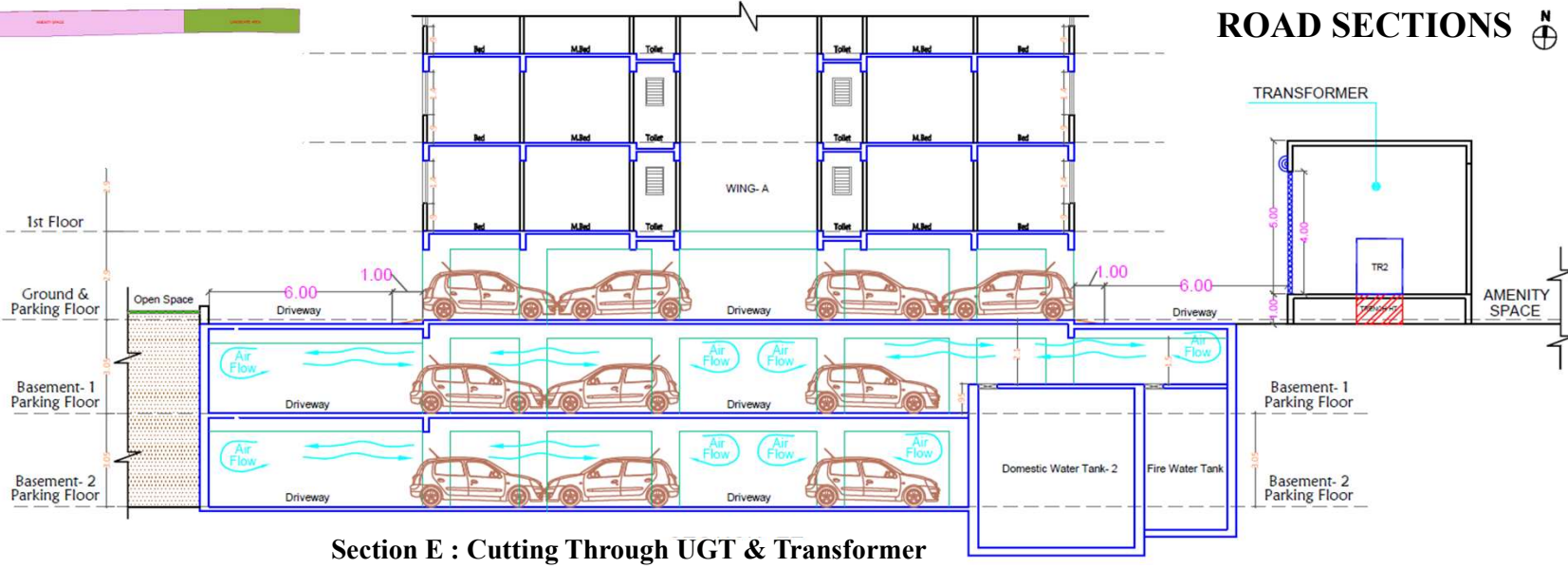
BUILDING SECTION- Through out section



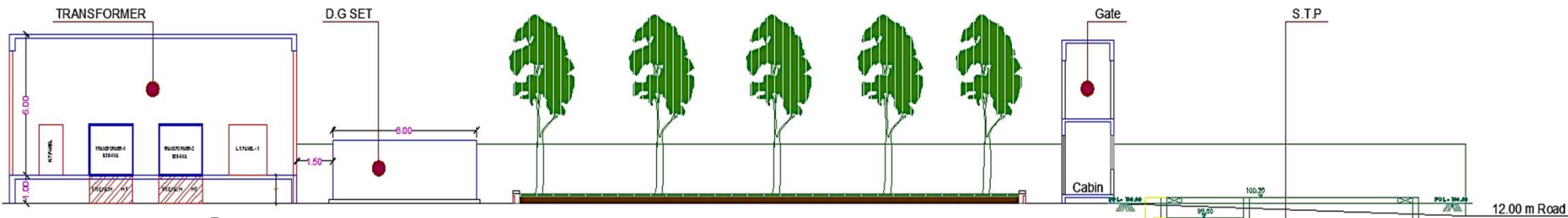
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1664

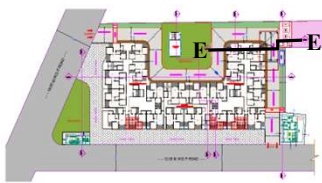
ROAD SECTIONS 



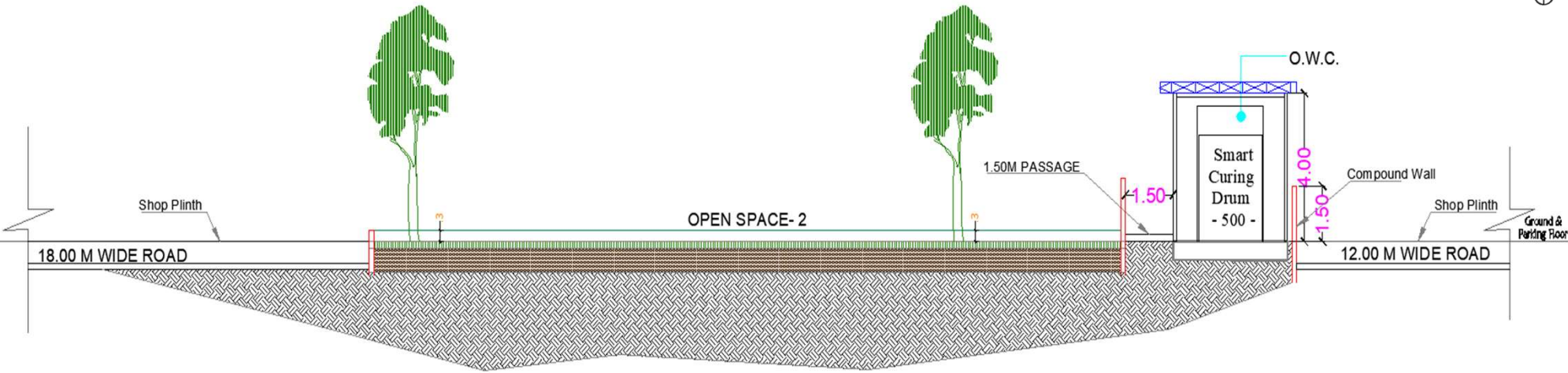
Section E : Cutting Through UGT & Transformer



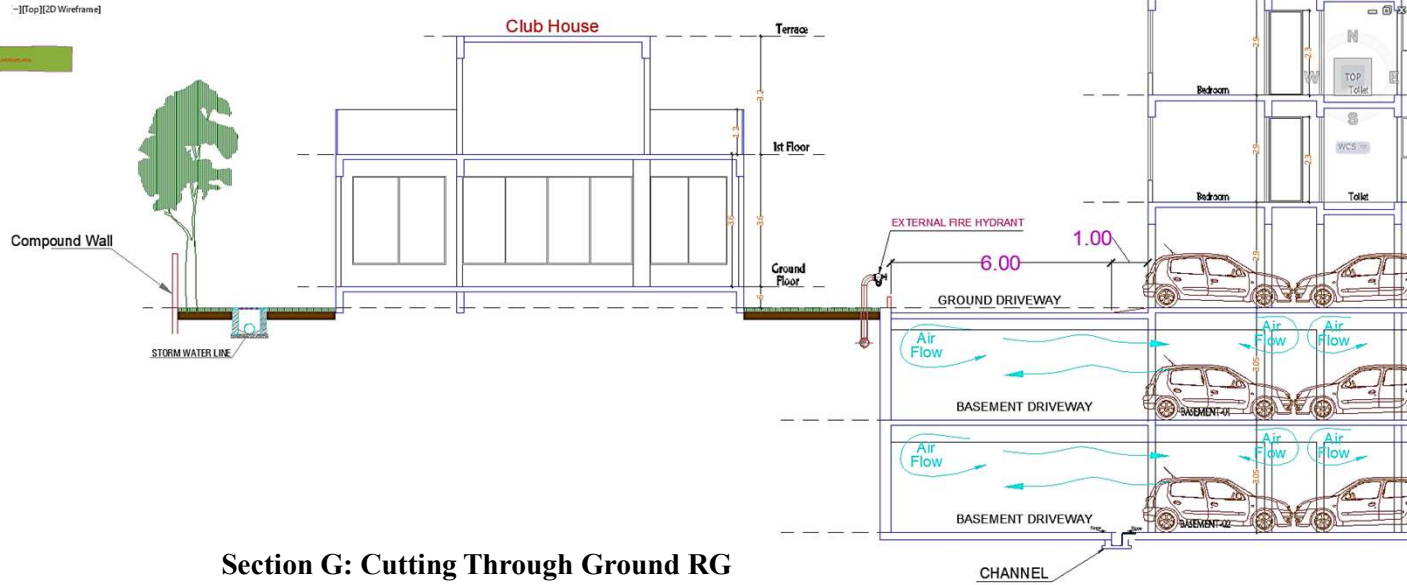
Section D : Cutting through DG Set, Transformer & STP



Section F : Cutting Through OWC & RG-2

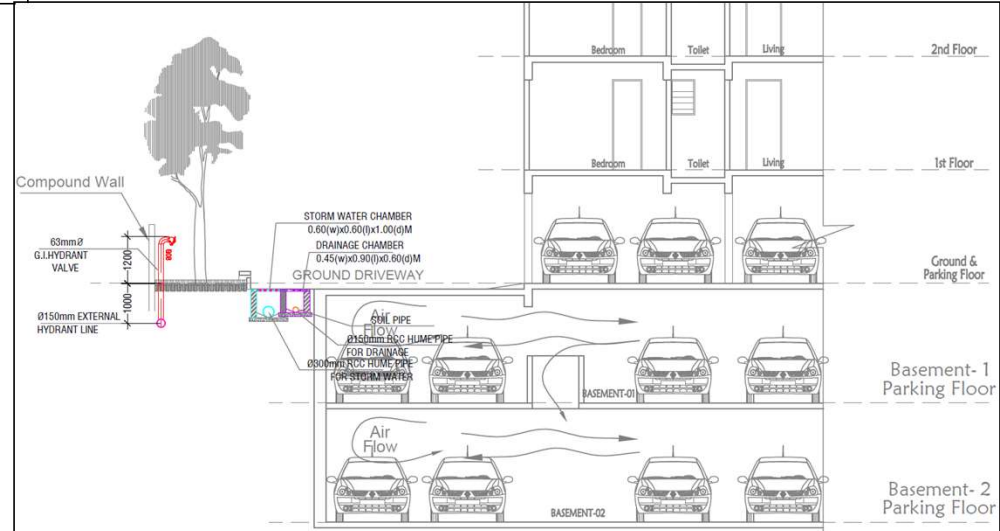
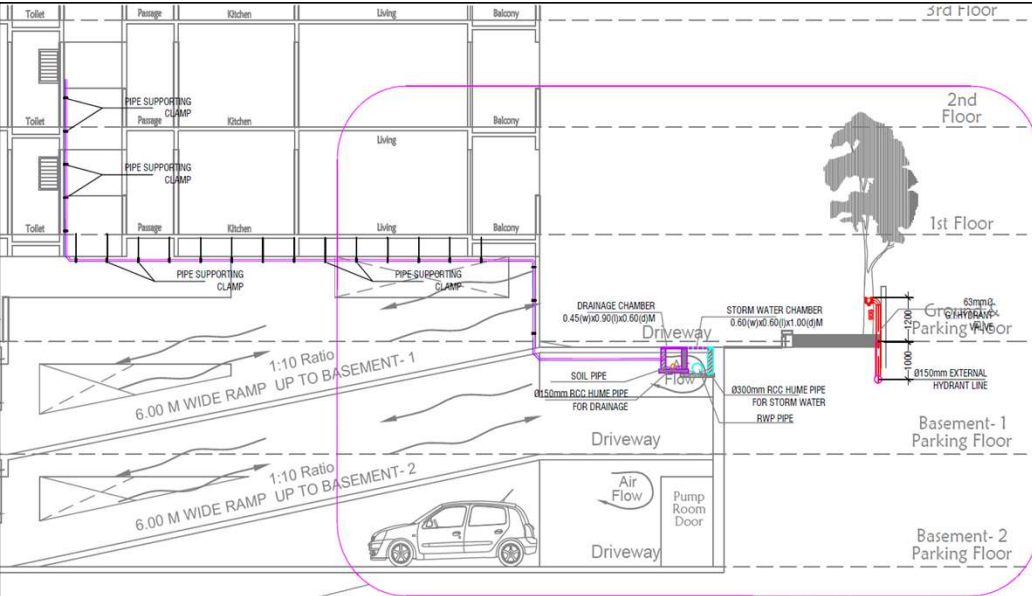


--[[Top]](2D Wireframe)



Section G: Cutting Through Ground RG

COORDINATED SECTIONS



EVACUATION TIME

Sr No	Parking Floor	Cars
1.	Ground Floor	53
2.	Basement Floor 1	107
3.	Basement Floor 2	23
	Total	183

RETRIEVAL TIME				
Percentage of vehicle	Ground	B1	B2	TOTAL
100	6.42	1.38	3.18	10.98
90	5.78	1.24	2.86	9.88
80	5.14	1.10	2.54	8.78
70	4.49	0.97	2.23	7.69
60	3.85	0.83	1.91	6.59
50	3.21	0.69	1.59	5.49
40	2.57	0.55	1.27	4.39
30	1.93	0.41	0.95	3.29
20	1.28	0.28	0.64	2.20
10	0.64	0.14	0.32	1.10

The total retrieval time is approximately **10.98 minutes** in emergency scenario (100 %) from all parking floors to Exit Gate.

The inter project car speed limit is 10km/hr on ground is calculated.

HUMAN EVACUATION TIME

	Refuge floor
	Floors stepping up
	Floors stepping down

Floor-wise evacuation time calculation	
14th Floor	56 seconds
13th Floor	40 seconds
12th Floor	1 min
11th Floor	1 min 20 sec
10th Floor	1 min 12 sec
9th Floor	56 seconds
8th Floor	40 seconds
7th Floor	1 min
6th Floor	1 min 20 sec
5th Floor	1 min 40 sec
4th Floor	1 min 44 sec
3rd Floor	1 min 28 sec
2nd Floor	1 min 12 sec
1st Floor	56 seconds
Ground Floor	40 seconds
Basement 1	1 min
Basement 2	1 min 20 sec
total evacuation time required	19 min 04 sec

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TRAFFIC STUDY

Traffic Survey Conducted on 28.07.2023 (Friday)



Study Location No.	Name of location	Existing Road Width	Proposed Road Width
1	Mumbai Pune Bypass Road	60 M	-
2	Ambegaon Pathar Road	18 M	-
3	Tanaji Nagar Road	12 M	-
4	Jijamata Chowk Road	12 M	-

V/C Ratio

Sr.No	Category	V/C Ratio
A)	For Current Road Traffic	
	Mumbai Pune Bypass Road	0.19 (A Category)
	Ambegaon Pathar Road	0.19(A Category)
	Tanaji Nagar Road	0.16(A Category)
	Jijamata Chowk Road	0.15 (A Category)
B)	After possession Phase (2 years)	
	Mumbai Pune Bypass Road	0.23 (B Category)
	Ambegaon Pathar Road	0.22 (B Category)
	Tanaji Nagar Road	0.19 (A Category)
	Jijamata Chowk Road	0.16 (A Category)

Sr. No.	Existing Volume / Capacity Ratio	Level of Services
1	0.0 to 0.2	"A" – Excellent
2	0.2 to 0.4	"B" - Very Good
3	0.4 to 0.6	"C" – Good
4	0.6 to 0.8	"D" – Fair
5	0.8 to 1.0	"E" – Poor

Sr.No.	Category	PCU count	Anticipated V/C Ratio
A)	After 5 years		
	Mumbai Pune Bypass Road	1443	0.27 (B Category)
	Ambegaon Pathar Road	601	0.25 (B Category)
	Tanaji Nagar Road	538	0.22 (B Category)
	Jijamata Chowk Road	428	0.18 (A Category)
B)	After 10 years		
	Mumbai Pune Bypass Road	2024	0.37 (B Category)
	Ambegaon Pathar Road	804	0.33 (B Category)
	Tanaji Nagar Road	790	0.33 (B Category)
	Jijamata Chowk Road	546	0.23 (B Category)
C)	After 15 years		
	Mumbai Pune Bypass Road	2839	0.53 (C Category)
	Ambegaon Pathar Road	1076	0.45 (C Category)
	Tanaji Nagar Road	1161	0.48 (C Category)
	Jijamata Chowk Road	696	0.30 (B category)

Survey location 1 -Mumbai Pune Bypass Road (60 M Wide)



Survey Location 2 - Ambegaon Pathar Road (18 M)



Survey Location 3 – Tanaji Nagar Road (12 M Wide)



Survey location 4 -Jijamata Chowk Road (12 M Wide)



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ENVIRONMENTAL INFRASTRUCTURE

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WATER REQUIREMENT

Sr. No	Particulars	Proposed
1	Source of water & Approved/ Sanctioned water supply or status of proposed arrangement	Source : PMC Water Supply NOC has been received from PMC.
2	Total Water required	Fresh water : 140.25 KLD Flushing water : 72.92 KLD Gardening water : 11.60 KLD Total water requirement : 224.77 KLD
3	Capacity details of all the Underground and Overhead tank and their locations	01 no's of UGT are provided. Domestic & Drinking : 264.2 KLD Fire : 200 KLD

WATER BALANCE CHART

Residential flats : 291 no's , Population -1455 Persons , Commercial population- 372 persons

Sr. No.	Description	Water requirement (KLD)	Sewage generation (KLD)	Water use (KLD)		Total recycled water available (KLD)
				Fresh	Recycled	
1	Domestic for residential (@ 90 LPCD) no. of Person 1455	130.95	191.85	130.95	-	172.66
2	Flushing for residential (@ 45 LPCD) no. of Person 1455	65.48		-	65.47	
3	Domestic for commercial (@ 25 LPCD) no. of Person 372	9.30		-	-	
4	Flushing for commercial (@ 20 LPCD) no. of Person 372	7.44		-	7.44	
5	Landscape area	11.60	-	-	11.60	
TOTAL		224.77	191.85	140.25	84.51	172.66

Proposed STP : 220 KLD

Total water requirement : 224.77 KLD (100 %)

Sewage generation : 191.85 KLD (90 % of total water-excludes landscape water requirement)

Total Recycled Water : 172.66 KLD (76.81 % of total water)

Excess Treated water : 88.15 KLD (39.21 % total water)

UGT DETAILS - PLAN & SECTIONS

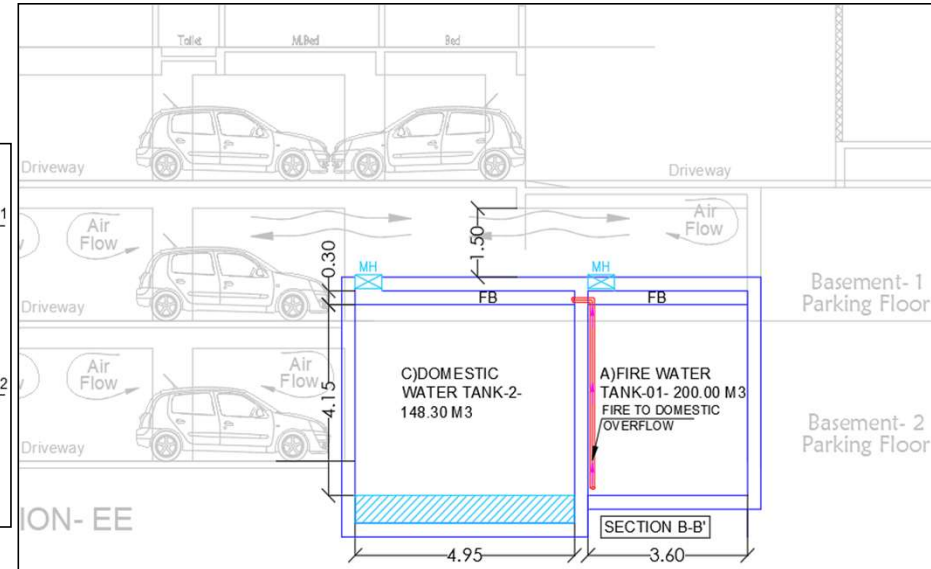
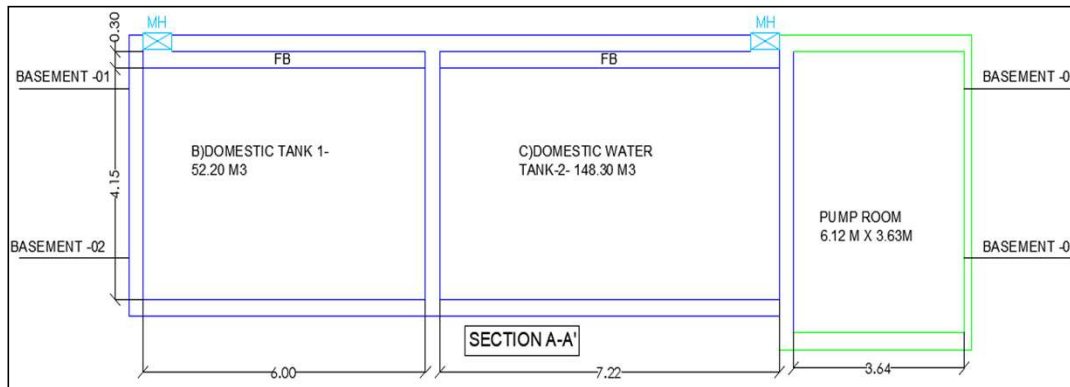
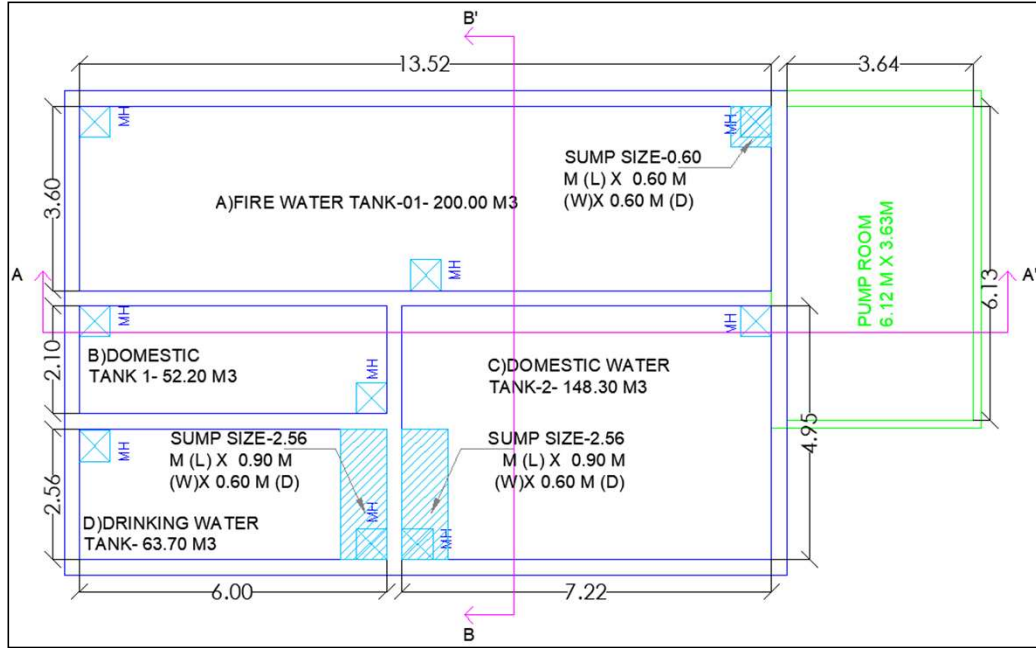
(UGWT DETAILS)

A) Fire water tank capacity 200.00m³
 size 13.52 X 3.60 X 4.15 w.d +
 0.30m free board

B) Domestic water tank capacity 52.20m³
 size 6.00 X 2.10 X 4.15 w.d +
 0.30m free board

C) Domestic water tank capacity 148.30m³
 size 7.22 X 4.92 X 4.15 w.d +
 0.30m free board

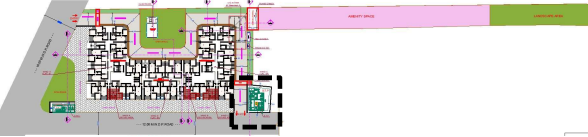
D) Domestic water tank capacity 63.70m³
 size 6.00 X 2.56 X 4.15 w.d +
 0.30m free board



WASTE WATER TREATMENT

Sr. No	Particulars	Proposed
1	STP capacity	STP : 220 KLD
2	STP technology	MBBR technology
3	Area requirement and location on plan	Area : 116 sq. m
4	Sewer line details	Existing Sewer line by PMC
5	Details about the transportation of the sewage to the STP	Through gravity
6	Plumbing of building (Dual, Single, Hydro pneumatic)	Dual plumbing line which ensures reuse of water for flushing.

Key Plan

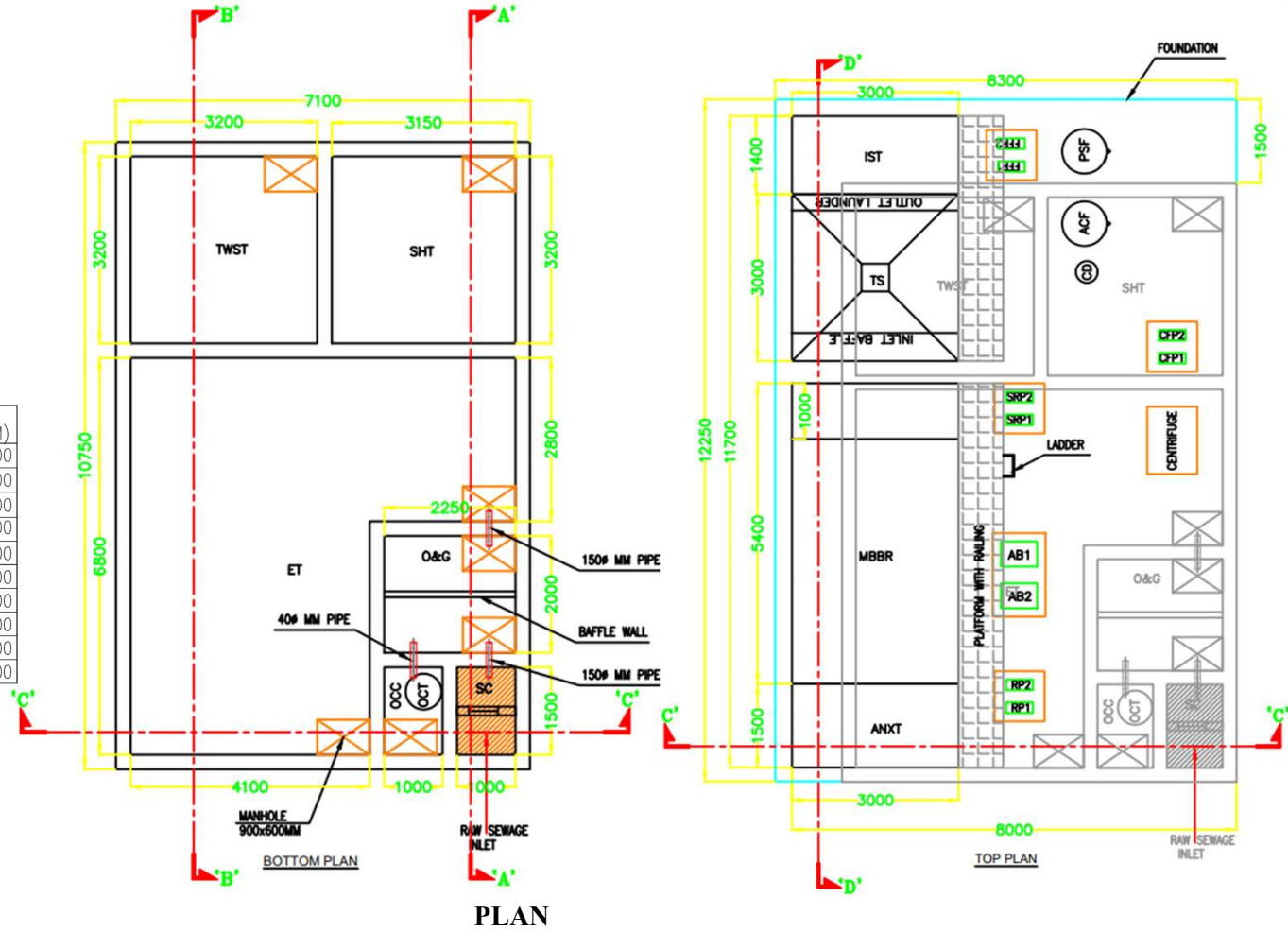


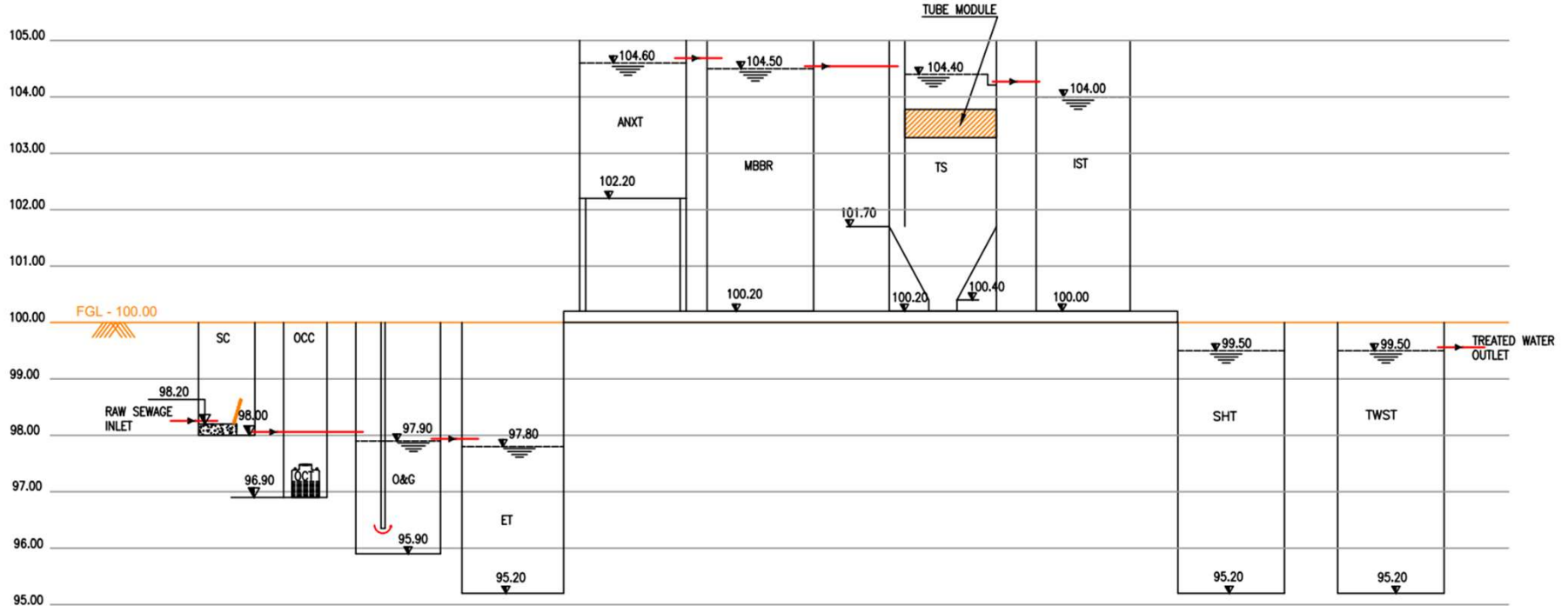
STP- 220 KLD
Area- 116.00 sq.mt.

Flow : 8.68 m3/hr
Peak factor : 3 times for Average flow
Operating Hours : 22 Hours.

NO.	UNIT	NOS.	L (MM)	B (MM)	LD (MM)	TD (MM)
1	SCREEN CHAMBER (SC)	1	1000	1500	200	1400
2	OIL COLLECTION CHAMBER (OCC)	1	1000	1500	---	2500
3	OIL & GREASE CHAMBER (OG)	1	2250	2000	1500	3500
4	EQUILISATION TANK (EQT)	1	34.88	SQ.M.	2600	5000
5	ANOXIC TANK (ANXT)	1	3000	1500	2400	2800
6	MOVING BED BIO REACTOR (MBBR)	1	3000	5400	4300	4800
7	TUBE SETTLER (TS)	1	3000	3000	4200	4800
8	INTERMEDIATE STORAGE TANK (IST)	1	3000	1400	3800	4800
9	TREATED WATER STORAGE TANK (TWST)	1	3200	3200	4300	5000
10	SLUDGE HOLDING TANK (SHT)	1	3150	3200	4300	5000

PLAN OF MBBR SYSTEM : 220 KLD





LEGEND:

SC	SCREEN CHAMBER
OCC	OIL COLLECTION CHAMBER
OCT	OIL COLLECTION TANK
O&G	OIL & GREASE CHAMBER
ET	EQUALIZATION TANK
MBBR	MOVING BED BIO REACTOR
TS	TUBE SETTLER
IST	INTERMEDIATE STORAGE TANK
SHT	SLUDGE HOLDING TANK
TWST	TREATED WATER STORAGE TANK

HYDRAULIC DIAGRAM

NOTE:-

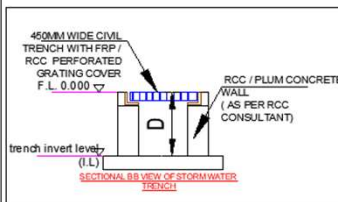
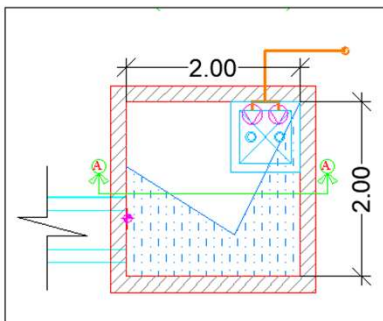
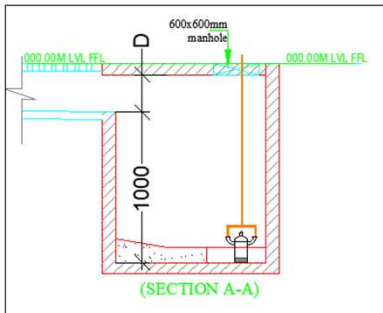
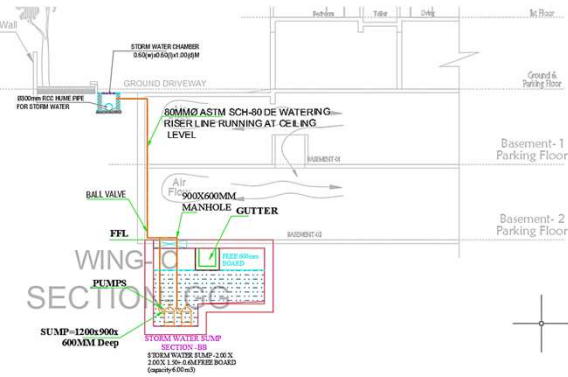
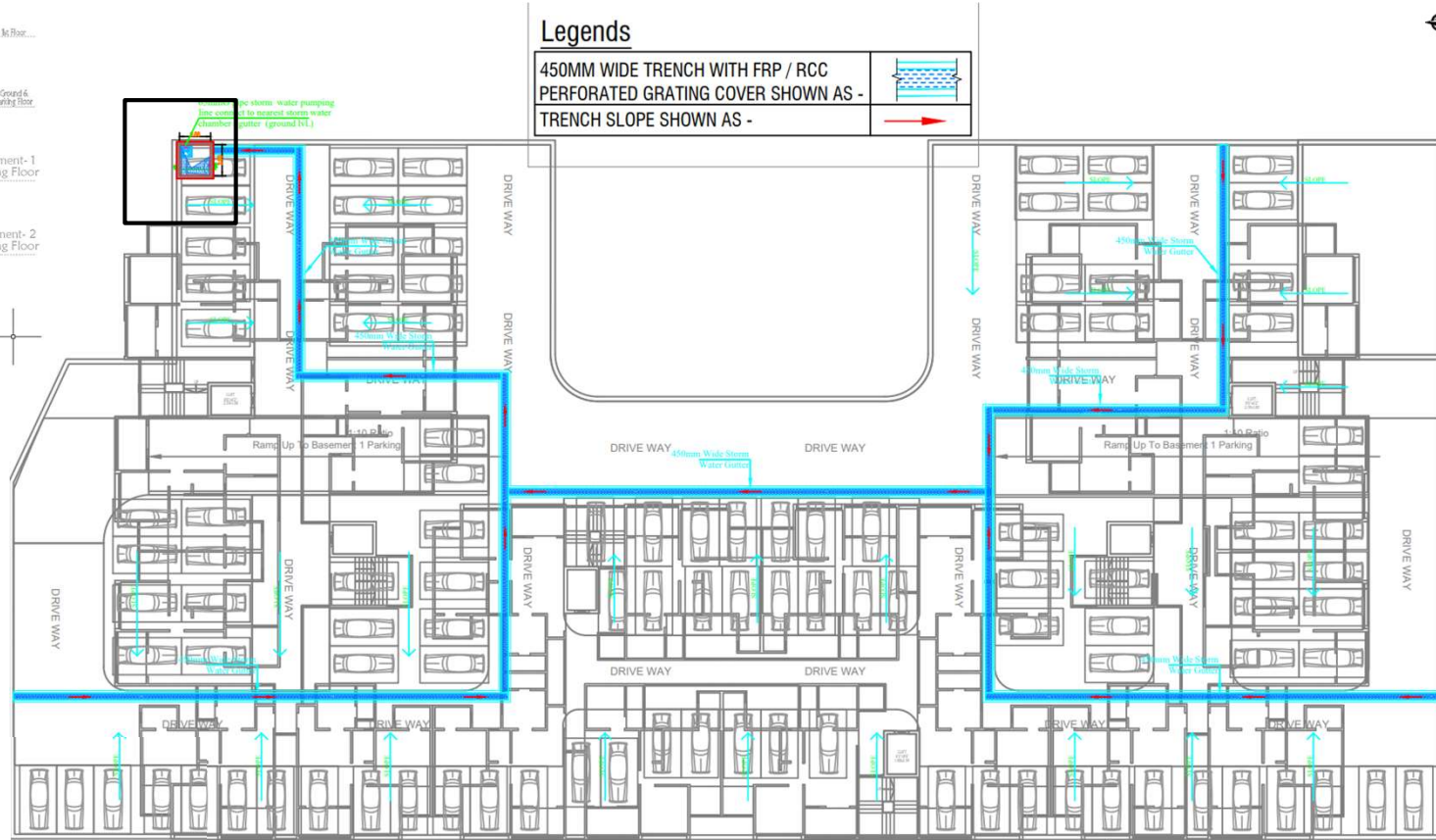
- FINISHED GROUND LEVEL IS ASSUMED TO BE 100.00 M
- INCOMING INVERT LEVEL IS 1.80 M BELOW GROUND LEVEL
- ALL LEVELS ARE IN METER

BASEMENT DE-WATERING PLAN



Legends

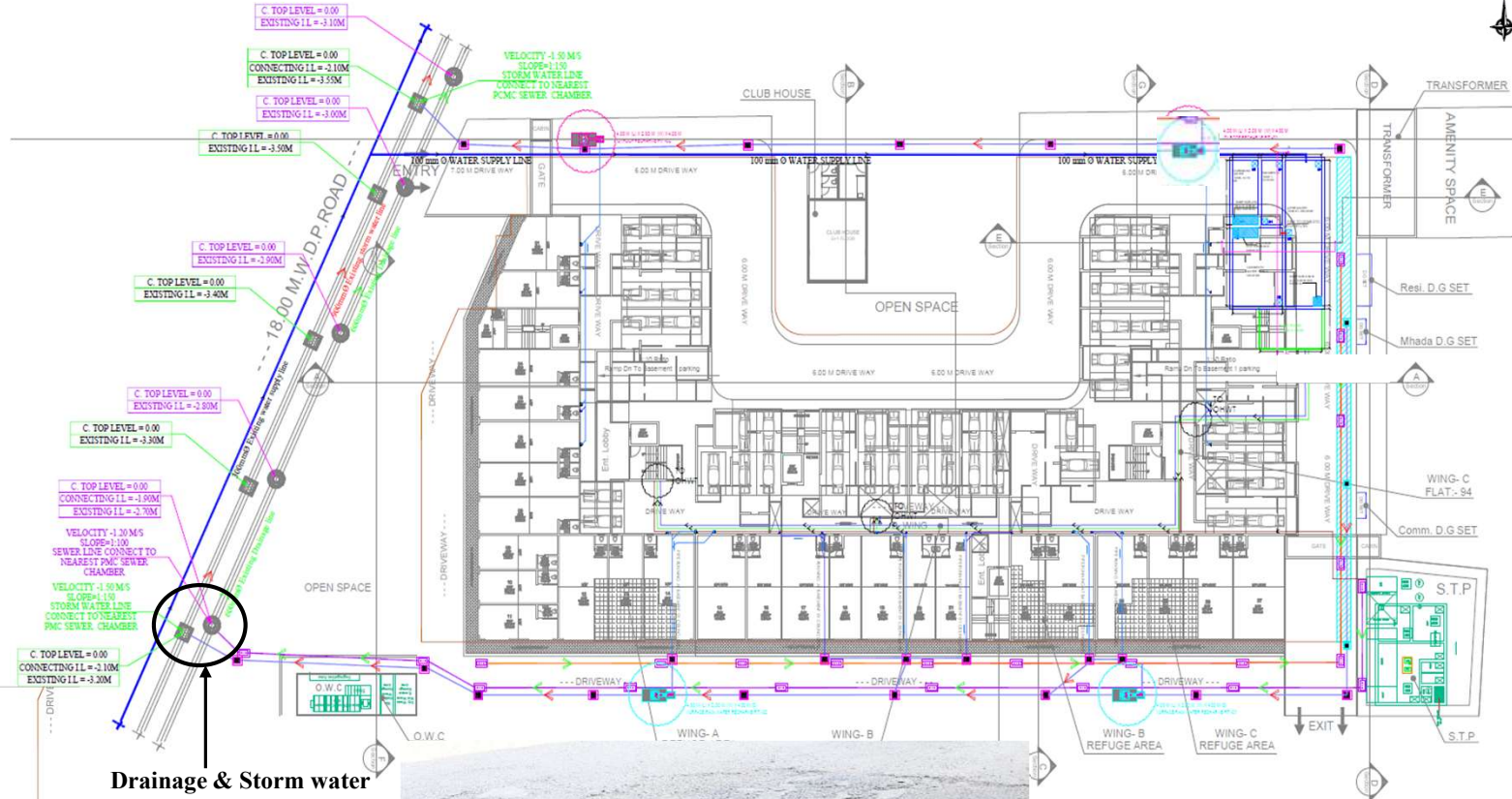
450MM WIDE TRENCH WITH FRP / RCC PERFORATED GRATING COVER SHOWN AS -	
TRENCH SLOPE SHOWN AS -	



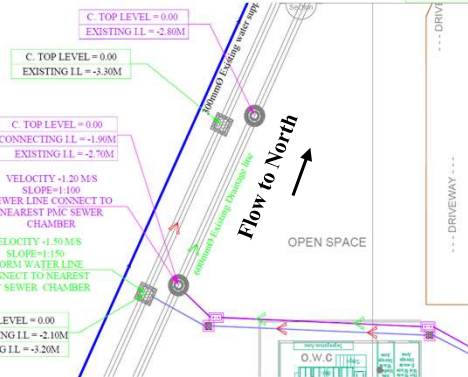
Sump Pump: 01 no

Capacity- 6 M3

DRAINAGE & STORM WATER LAYOUT WITH FINAL DISPOSAL POINT



Disposal Blow Point



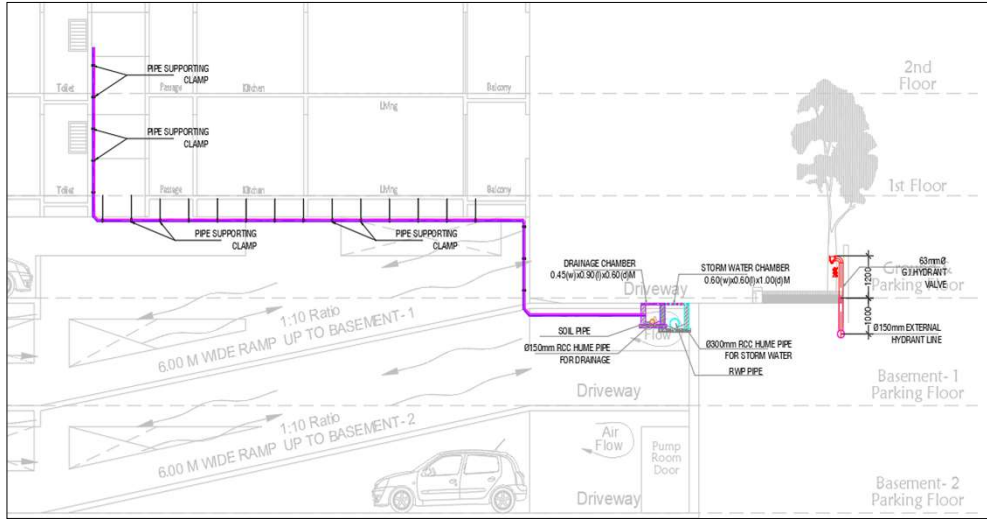
Drainage & Storm water Disposal to existing PMC Chambers respectively through gravity



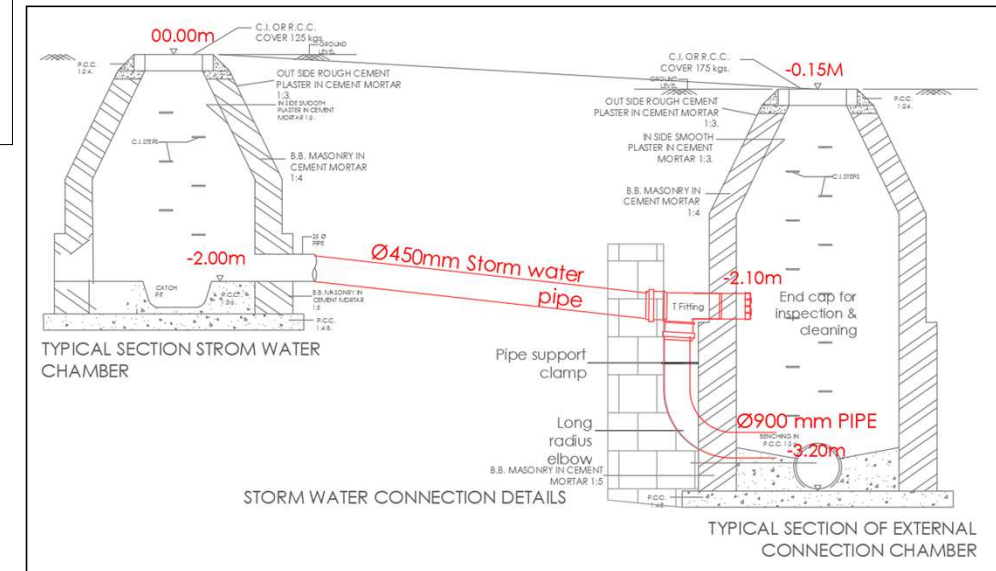
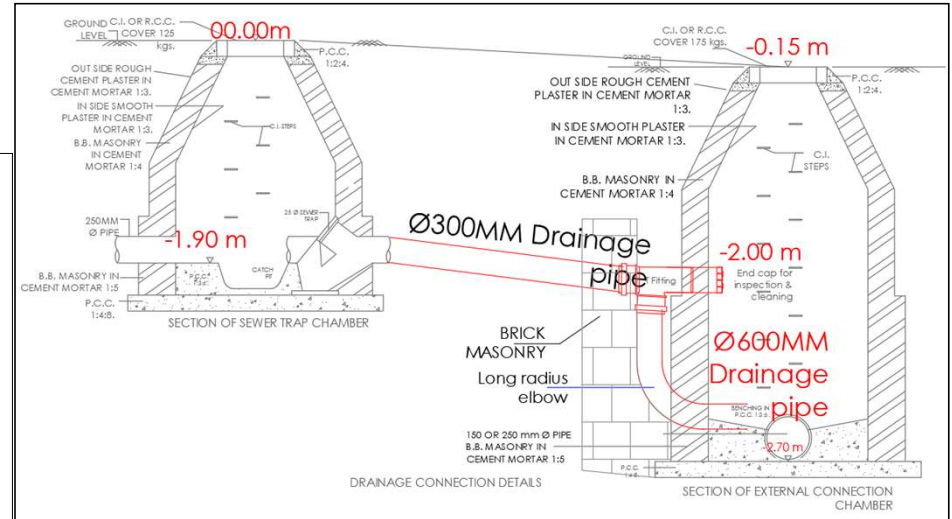
Photos of Existing drainage & storm water chamber

**Latitude- 18°27'20.67"N
Longitude- 73°50'24.01"E**

Plumbing plan section showing disposal from ceiling level to ground level by gravity



External Drainage & storm section details



RAIN WATER HARVESTING

Sr. No	Particulars	Management
1	Rain water harvesting tank location on map, tank capacity as per calculation	Ground water recharging proposed. No Harvesting tanks are proposed.
2	Ground water table level	5 to 7 m BGL in Post Monsoon 8 to 10 m BGL in Pre monsoon
3	No. of the recharge pits and its size and depth	<p>No. of Recharge pits required as per survey pits & Provided : 04 : (01- Terrace + 03 Surface)</p> <p>Size: 2.00 m. X 2.00 m. X 2.00 m. Depth With a dia of 160 mm and 60 m depth .</p>
4	Incremental Runoff	<p>Before Implementation: 3130.97 m³ per year – 78.60 m³/day After Implementation : 4326.84 m³ per year – 108.62 m³/day Diff (Incremental runoff) : 1195.87 m³ per year –30.02 m³/day Recharge anticipated through 3 recharge pits- 47.4 m³/day</p>
5	RWH efficiency wrt design capacity	210 %

RUNOFF CALCULATIONS

Sr No	Ground Cover	Area in sq.m	Average daily rainfall (m/day)	Runoff coefficient	Runoff (cum/day)	Annual potential for RWH (Cum)
A	Before Development					
	Plot Area	7277.9	0.018	0.6	78.60	3130.97
B	After Development					
1	Softscape area	859.1	0.018	0.3	4.64	184.79
2	Terrace Area	2027.8	0.018	0.9	32.85	1308.54
4	Hardscape/ podium/ driveway/ services	4391.0	0.018	0.9	71.13	2833.51
Total B	Total	7277.9			108.62	4326.84
B-A	Increase in the runoff due to development				30.02	1195.87

Runoff as per Surface Cover	Runoff in cum/d	No of units Proposed	Anticipated Recharge per day	Annual calculated recharge assuming 75 rainy days
Roof Runoff	32.85	1	15.8	1185.0
Surface Runoff	75.77	3	47.4	3555.0
Total	108.62	4	63.2	4740.0
Incremental runoff			30.02	1195.9

Annual Rf: 800 mm/yr; Avg daily Rf intensity: 20 mm/d; Max Intensity Rf: 55 mm/hr

RUNOFF PARAMETERS:

Anticipated increase in runoff at Max Rainfall intensity:	1.53 cum/min
Average daily runoff available after development (A):	108.6 cum/d
Average daily runoff available Before development (B):	78.6 cum/d
Daily minimum Design percolation required:	30.0 cum/d
Rooftop runoff:	32.8 cum/d
Surface runoff:	75.8 cum/d

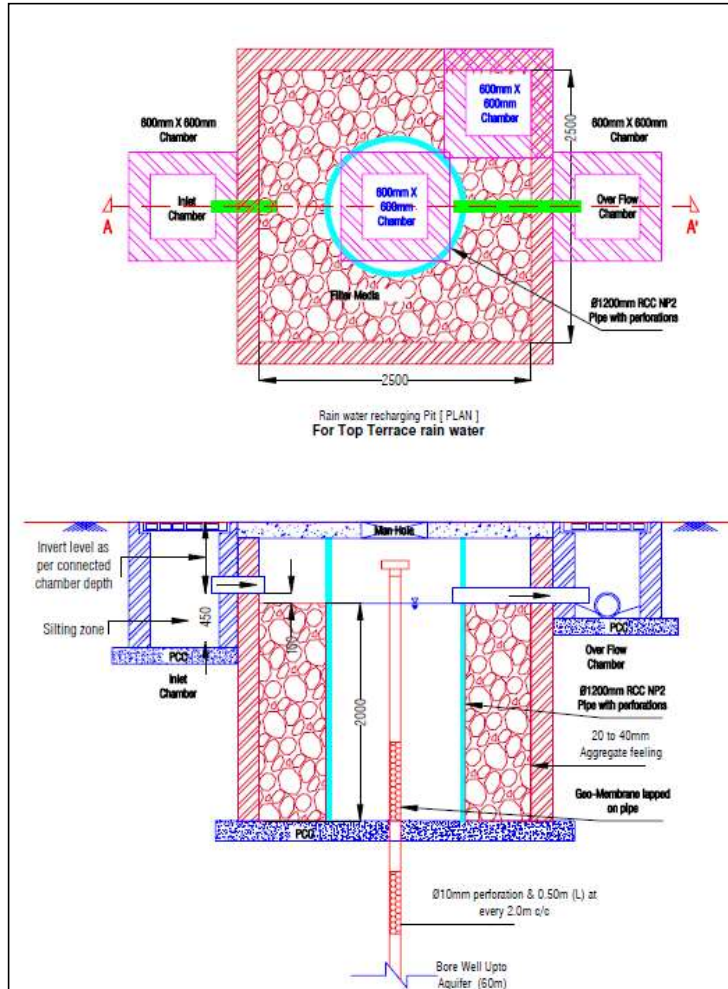
Percolation Test Method:

(Cross verification of the adequacy of recharge system)

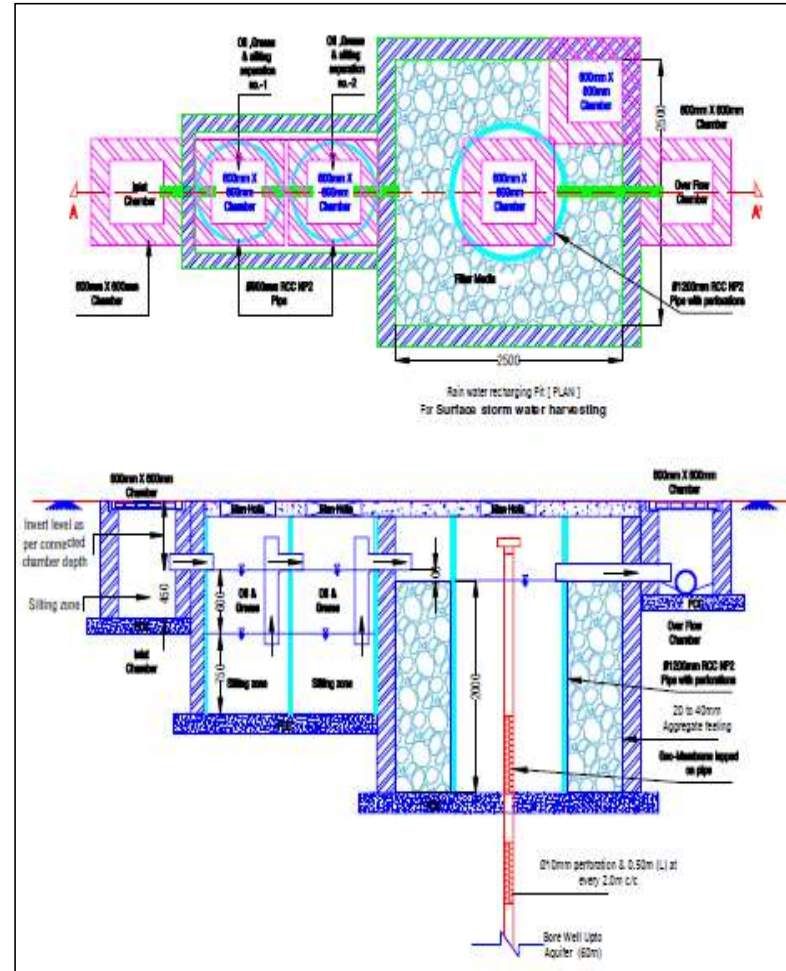
Recharge anticipated through one single bore:	15.8 cum/d
Percolation anticipated through 4 recharge bores:	63.2 cum/d
Increase in runoff due to development:	30.02 cum/d
Average daily rooftop runoff anticipated:	32.85 cum/d
Assuming 75 Rainy days, Annual calculated recharge:	4740 cum/d
Annual incremental runoff:	1196 cum/d
RWH Efficiency wrt design capacity:	210%

RAIN WATER HARVESTING PIT CROSS SECTION

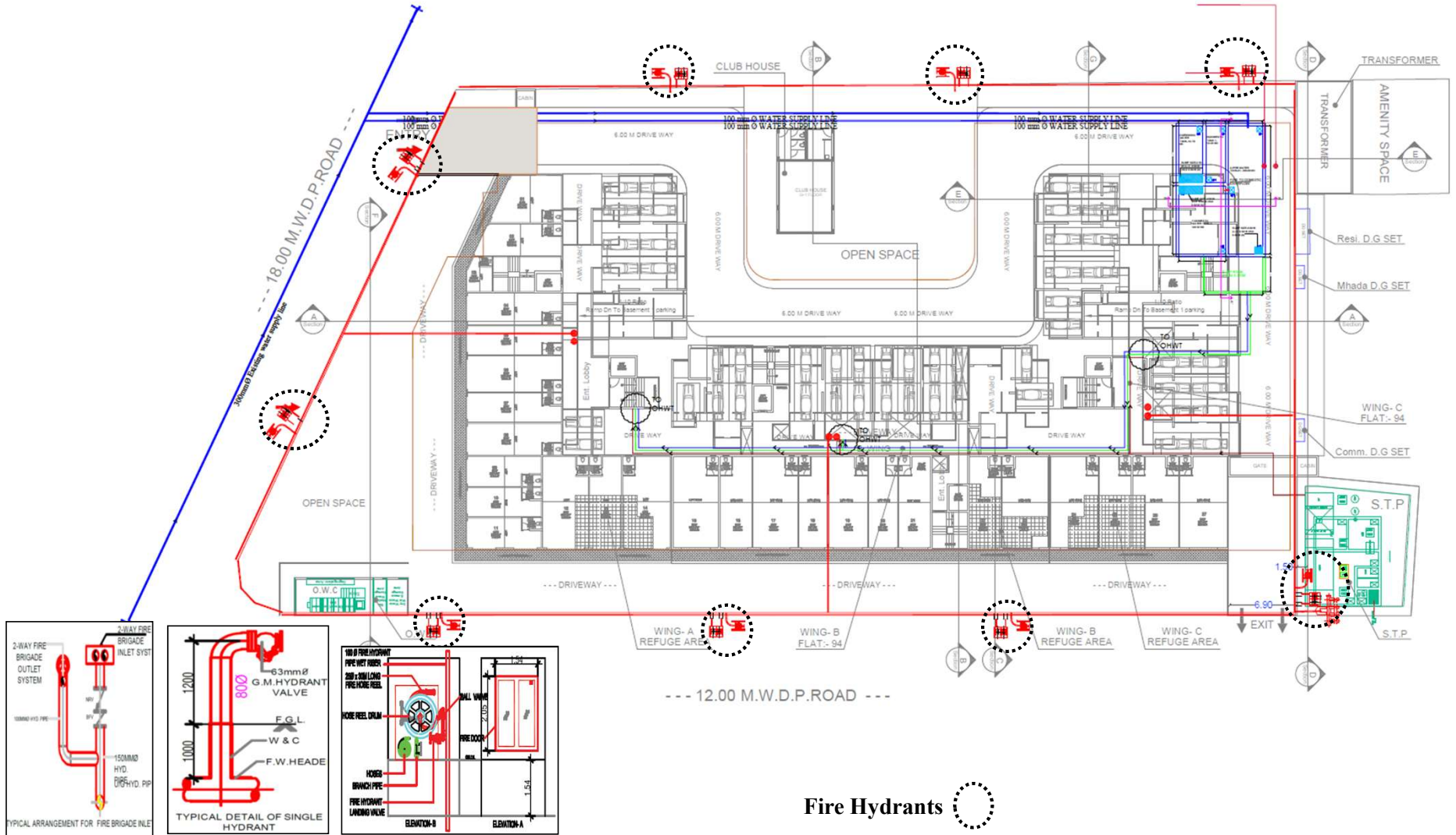
Roof Top Pit section



Surface Runoff Pit section



FIRE FIGHTING PLAN with Water supply line details



Fire Hydrants

SOLID WASTE MANAGEMENT**1. CONSTRUCTION PHASE :****Waste generation during Construction Phase (50 labours):**

Total labour Solid Waste Generation: 12.5 Kg/day

Dry waste (Kg/day): 7.5 Kg/day

Wet waste (Kg/day): 5 Kg/day

NBC Criteria

<i>Particulars</i>	<i>Total solid waste kg/day</i>	<i>Organic kg/day</i>	<i>Inorganic kg/day</i>
<i>Labours</i>	0.25	40%	60%
<i>Residential</i>	0.5	60%	40%
<i>Commercial</i>	0.25	40%	60%

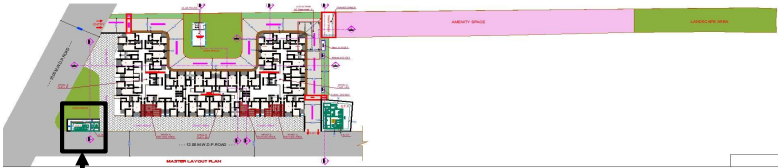
2. OPERATION PHASE :*E-waste**Residential- 1 kg/year/person**Commercial-1.5 kg/year/person*

Particulars	No of flats	No. of people / flat	Total Population	Total Waste Generation kg/d	Wet waste Kg/d	Dry Waste Generation Kg/d	E- Waste Generation Kg/d
Residential	291	5	1455	728	437	291	3.99
Commercial	--	--	372	93	37.1	56	1.52
TOTAL		1827		820	474	347	6

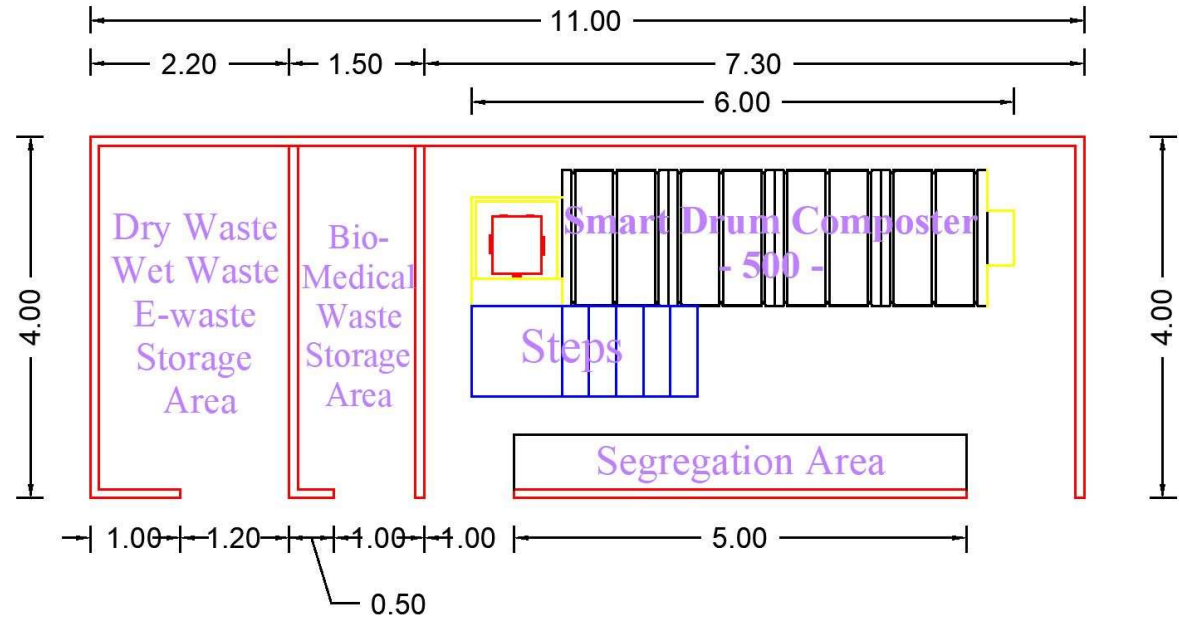
Sludge from STP : 19 kg/day will be used as a manure after OWC Treatment**OWC Capacity : 500 kg/day (Curing period- 18 days)****E-waste : 6 kg/day will be handed over to SWACH**

OWC LOCATION PLAN & LAYOUT

Key plan



OWC-500 kg/day
Area- 44 Sq.mt



PLAN

BIO-MEDICAL WASTE MANAGEMENT

During Construction phase :

- Construction are trained to maintain social distancing.
- Provision of face mask, gloves and Hand Sanitizers to Supervisors & Construction workers
- Training given to the sub contractor & workers for waste collection , segregation & sanitation
- Separate bins provided for collection of waste i.e. masks and gloves.
- All generated Bio-medical waste will be scientifically disposed off as per Bio-Medical waste (M-H) rule and/or as per the guidelines issued by competent authority time to time.

During Operation phase :

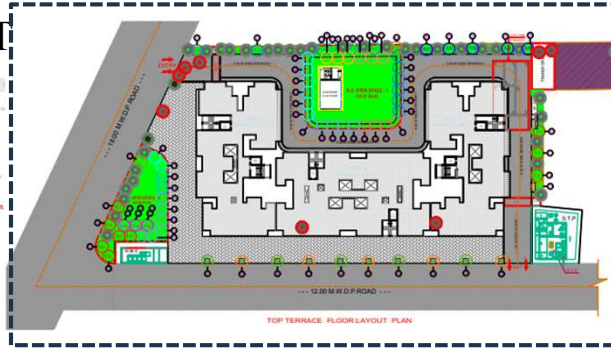
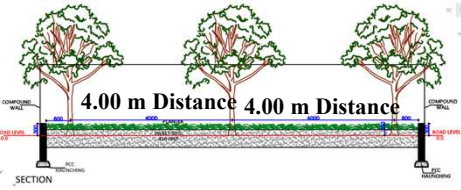
- Maximum use washable face mask for occupants.
- Informing and educating occupants to ensure segregation of waste in color coded barrels.
- Sanitization will be made for every 2 days in society for full lift & common areas.
- All generated Bio-medical waste will be scientifically disposed off as per Bio-Medical waste (M-H) rule and/or as per the guidelines issued by competent authority time to time.
- Separate record will be maintained by Society secretary with documentary evidence.

GREEN AREA

Sr. No	Particulars	Management
1	Existing & proposed Tree cover	Total Trees required : 108 no's No. of existing tree on site : 53 no's a. Trees already cut down : 08 no's b. Trees to be protected : 45 no's Compensatory Plantation on site : 50 no's No. of trees proposed : 65 no's Total No. of trees to be Proposed : 115 no's (Proposed – 65 + Compensatory – 50) Total no. of trees on site will be : 160 no's (Proposed – 115 + Existing – 45)
2	Total green area with details	Total RG area required : 727.79 sq. m Total RG provided : 859.09 sq. m (On Ground)



LANDSCAPE LAYOUT



Total Trees required : 108 no's

No. of existing tree on site : 53 no's

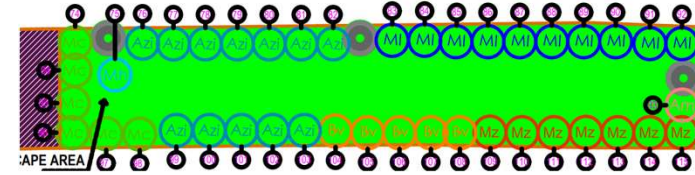
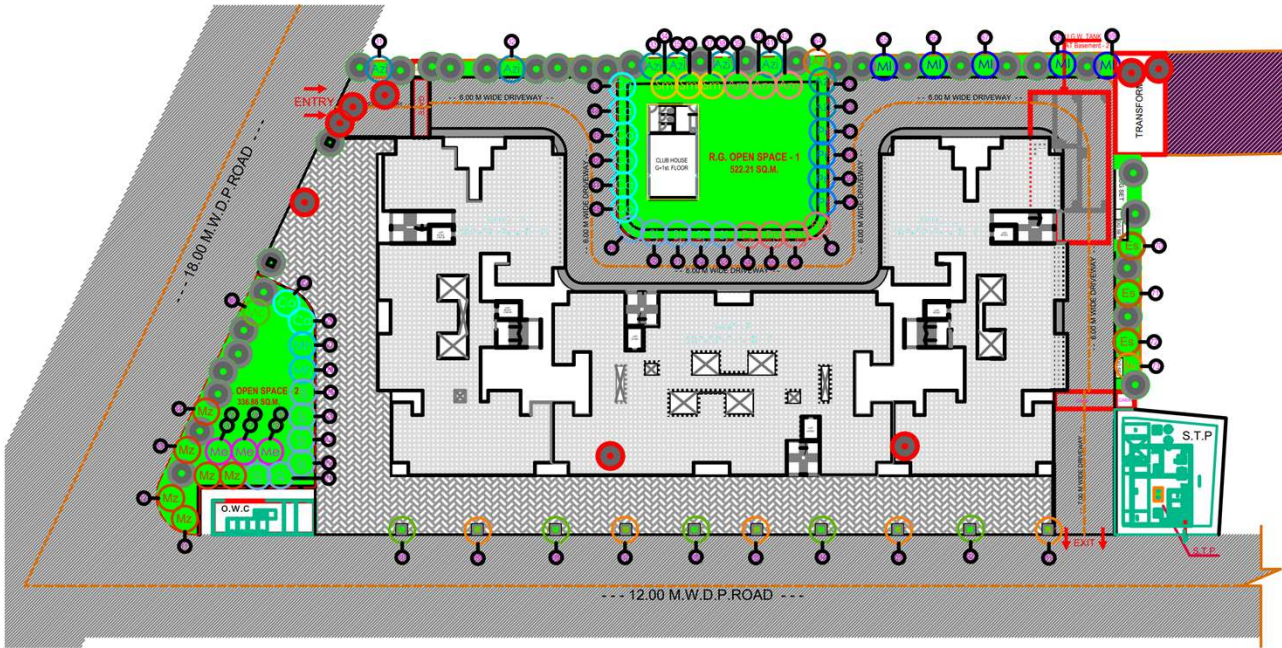
a. Trees already cut down: 08 no's

b. Trees to be protected : 45 no's

No. of trees proposed : 65 no's

Total No. of trees to be Proposed : 115 no's (Proposed – 65 + Compensatory – 50)

















Total no. of trees on site will be : 160 no's (Proposed – 115 + Existing 45)











Total RG area required : 727.79 sq. m

Total RG provided : 859.09 sq. m (On Ground)

PROPOSED TREE LIST

LIST OF PROPOSED TREES						
NO.	COMMON NAME	BOTANICAL NAME		ECOLOGICAL IMPORTANCE AND CHARACTERISTICS	NUMBER OF TREE	HEIGHT OF THE TREE
01.	Amaltas	Cassia fistula		Medium sized deciduous tree. A beautiful tree for small gardens, parks and along medium and small roads excellent yellow inflorescence	05	2.40 - 3.00 M
02.	Akash neem	Millingtonia hortensis		Tall evergreen tree can planted to screen facades due to good height , attract birds due to its fragrant flowers.	04	2.40 - 3.00 M
03.	Bakul	Mimusops elengi		Medium sized slow-growing evergreen tree with dense foliage. The flowers are a key source for some of the nesting space for birds.	03	2.40 - 3.00 M
04.	Kadamba	Anthocephalus kadamba		Large sized deciduous tree strong branching pattern.The fragrant orange flowers attract pollinators / butterflies.	02	2.40 - 3.00 M
05.	Siris	Albizia lebbek		Large sized deciduous tree. The tree has a graceful appearance and beautiful foliage.	02	2.40 - 3.00 M
06.	Kachnar	Bauhinia variegata		Small sized deciduous tree.Round canopy. Suitable for roadside, group planting or as specimen tree in large lawns due to its flowering.	05	2.40 - 3.00 M
07.	Rudraksh	Elaeocarpus sphaericus		large evergreen broad-leaved tree. Seeds are of religious value equivalent to semi-precious stones-used for organic jewellery/necklaces	03	2.40 - 3.00 M
08.	Putranjiva	Putranjiva roxburghii		Medium sized evergreen tree. A good avenue tree for medium-sized road. Also suitable for growing in gardens and parks in rows for their globular, shining crown.	04	2.40 - 3.00 M
09.	Karanj	Pongamia pinnata		Tree is well suited to intense heat and sunlight and its network of lateral route makes it draught tolerant	04	2.40 - 3.00 M
10.	Jambhul	Syzigium jambolana		It is a evergreen tree growing to 15-25m tall tree. dense foliage & edible violet fruits invites lots of birds. Not preferred along roads or in parking lots , due falling fruits & bird droppings	05	2.40 - 3.00 M
11.	Bel	Aegle marmelos		It is a evergreen tree growing with graceful appearance. Fruits are edible used in various medicinal purpose. leaves are of religious significance	04	2.40 - 3.00 M
12.	Neem	Azadirachta indica		Neem is a fast-growing tree that can reach a height of 15-20 metres. It is deciduous tree and the branches are wide and spreading. Good for air purification. Leaves have medicinal use.	06	2.40 - 3.00 M
13.	Sonchafa	Michelia champaca		Popular for its fragrant yellow flowers, large evergreen tree is handsome in appearance grows uprights & suitable for planting anywhere. All parts of plants have medicinal value & used in Ayurveda. Also religious significance. Flowering:from end of summers till monsoons.	05	2.40 - 3.00 M
14.	Mahogany	Swietenia macrophylla		Swietenia mahagoni is a medium-sized semi-evergreen tree growing.Very rare due to over-harvesting. It is regarded as the world's finest timber wood. It is grown as an ornamental tree in various parts of India.	03	2.40 - 3.00 M
15.	Mango	Mangifera indica		Large evergreen tree with a dense dome-shaped crown, fruit bearing tree. Wood is extensively used for low-cost furniture.	05	2.40 - 3.00 M
16.	Chikoo	Manilkara zopato		Medium sized deciduous tree. It is suitable for planting along the roads. The ground below the tree becomes thickly covered with fallen flowers.	05	2.40 - 3.00 M
TOTAL NUMBER OF TREES					65	

LIST OF TREES FOR COMPENSATORY PLANTATION						
NO.	COMMON NAME	BOTANICAL NAME		ECOLOGICAL IMPORTANCE AND CHARACTERISTICS	NUMBER OF TREE	HEIGHT OF THE TREE
01.	Neem	Azadirachta indica		Neem is a fast-growing tree that can reach a height of 15-20 metres. It is deciduous tree and the branches are wide and spreading. Good for air purification. Leaves have medicinal use.	09	2.40 - 3.00 M
02.	Mango	Mangifera indica		Large evergreen tree with a dense dome-shaped crown, fruit bearing tree. Wood is extensively used for low-cost furniture.	05	2.40 - 3.00 M
03.	Chikoo	Manilkara zopato		Medium sized deciduous tree. It is suitable for planting along the roads. The ground below the tree becomes thickly covered with fallen flowers.	04	2.40 - 3.00 M
04.	Bel	Aegle marmelos		It is a evergreen tree growing with graceful appearance. Fruits are edible used in various medicinal purpose. leaves are of religious significance	06	2.40 - 3.00 M
05.	Jambhul	Syzigium jambolana		It is a evergreen tree growing to 15-25m tall tree. dense foliage & edible violet fruits invites lots of birds. Not preferred along roads or in parking lots , due falling fruits & bird droppings	09	2.40 - 3.00 M
06.	Amaltas	Cassia fistula		Medium sized deciduous tree. A beautiful tree for small gardens, parks and along medium and small roads excellent yellow inflorescence	08	2.40 - 3.00 M
07.	Sonchafa	Michelia champaca		Popular for its fragrant yellow flowers, large evergreen tree is handsome in appearance grows uprights & suitable for planting anywhere. All parts of plants have medicinal value & used in Ayurveda. Also religious significance. Flowering from end of summers till monsoons.	05	2.40 - 3.00 M
08.	Kachnar	Bauhinia variegata		Small sized deciduous tree.Round canopy. Suitable for roadside, group planting or as specimen tree in large lawns due to its flowering.	04	2.40 - 3.00 M
TOTAL NUMBER OF TREES					50 NO.	

Existing Tree Details & No. Of trees cut down

LIST OF EXISTING TREES		
NO.	NAME OF TREES	QUANTITY
01.	Spathodea	1
02.	Arjun tree	5
03.	Kate Savar	1
04.	Satvin	12
05.	Tamhan	4
06.	Kanchan	14
07.	Shewaga	2
08.	Neem	10
09.	Aasana	1
10.	Mahogani	1
11.	Babhul	1
12.	Shirish	1
TOTAL NO. OF EXISTING TREES		53

LIST of Existing Trees Cut Down			
No.	Name of tree	Quantity	Age (in years)
1	Neem	3	6
2	Shewaga	1	5
3	Satvin	1	7
4	Tamhan	1	6
5	Kanchan	2	7
Total		8	

Existing tree photos & survival report

Sr No.	Name of Plant	Local Name	tree no.	Present Position of Plant			
				Height of trees existing in healthy condition (meters)	Girth of tree (inch)	No. Of trees on site	Age of the tree
1	Spathodea campanulata	Pichkari	1	7 to 8	4 to 4.5	1	5
2	Bombax ceiba	Savar	53	6 to 7	9 to 12	1	6
3		Asana	28	5 to 6	4 to 5	1	4
4	Swietenia mahagoni	mahagoni	24	10 to 12	5 to 7	1	5
5	Acacia nilotica	Babul	21	12 to 14	5 to 6	1	7
6	Albizia lebbek	Siris	9	8 to 10	4 to 5	1	6
7	Moringa oleifera	Shevga				2	
			39	7 to 8	4.5 to 6		4-5
			43	7 to 8	4.5 to 6		4-5
8	Lagerstroemia speciosa	Tamhan				4	
			7	5 to 6	7 to 8		4-5
			34	7 to 8	3 to 4		5-6
			42	6 to 7	4 to 5		5-6

			50	5 to 6	7 to 8		4-5
9	Terminalia arjuna	Arjun				5	
			11	6 to 7	3 to 3.6		5-6
			32	7 to 8	5 to 7		6-7
			38	6 to 7	3 to 3.6		5-6
			48	8 to 10	5 to 6		3-4
			52	10 to 12	6 to 6		4-5
10	Alstonia scholaris	Satvin				12	
			4	6 to 8	3 to 3.6		5-6
			5	5 to 6	3 to 3.5		5-6
			6	12 to 14	4.5 to 5		4-5
			27	4 to 5	1.8 to 2.4		4-5
			31	6 to 8	3 to 3.6		5-6
			36	4 to 5	1.8 to 2.4		4-5
			37	8 to 10	5.5 to 6		6-7
			41	8	5 to 6		6-7
			44	6 to 8	3 to 3.6		5-6
			46	10 to 12	4.5 to 6		4-5
			47	8 to 10	5.5 to 6		5-6
			51	4 to 5	1.8 to 2.4		4-5
11	Azadirachta indica	Neem				10	
			2	6 to 8	4 to 5		7-8
			3	7 to 8	4 to 5		7-8
			10	8 to 10	4.5 to 6		5-6
			12	10 to 12	6 to 7		4-5
			14	8 to 10	4.5 to 6		5
			15	6 to 8	4 to 5		6-7
			19	8 to 10	4.5 to 6		4-5
			20	8 to 10	4.5 to 6		6-7
			23	10 to 12	6 to 7		5-6
			29	8 to 10	4.5 to 6		4-5
12	Bauhinia Blackena	Kanchan				14	

			8	10 to 12	5 to 6		6-7
			13	7 to 8	3 to 4.5		4-5
			16	7 to 8	5 to 6		4-5
			17	7 to 8	3 to 4.5		3-4
			18	10 to 12	4.5 to 6		6-7
			22	7 to 8	5 to 6		4-5
			25	7 to 8	5 to 6		4-5
			26	7 to 8	3 to 4.5		4-5
			30	10 to 12	5 to 6		6-7
			33	7 to 8	3 to 4.5		4-5
			35	7 to 8	3 to 4.5		4-5
			40	8 to 10	4.5 to 5		3-4
			45	10 to 12	4.5 to 6		6-7
			49	7 to 8	5 to 6		4-5

1699

Existing Tree Photographs

Terminalia arjuna



Asana



Babul



Bauhinia Blackena



Mahogany



Siris



1700

Lagerstroemia speciosa



Spathodea



Neem



Bauhinia Blackena



Savar



Shevga



Satvin



1702

**Commitment for maintenance of
compensatory trees on our plot**

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

Date: 06.09.2023

**To,
The Chairman
SEAC-III, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai**

**Subject – Undertaking for maintenance of plantation done on open space
provided in - Expansion of Proposed Residential & Commercial Project at Sr
No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2,
28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers**

Respected Sir,

This is with reference to above mentioned subject; The Part open space is provided after the amenity space where plantations are proposed. The amenity will be handed over however the ownership of part open space is with us. We hereby Ensure & Undertake for maintenance of the open space & its proposed plantation for the period of 07 years or project completion whichever is later

We request you to consider this commitment and grant the Environmental Clearance to our project.

M/s. Sai Shraddha Developers

Ramesh
Mr. Ramesh Sarda



ELECTRICAL DETAILS

Sr. No	Particulars	Proposed
1	Total estimated energy requirement	Connected Load –2128 KW Maximum Demand –988 KW •Source - MSEDCL
2	Net Energy saving by energy conservation measures	20 % (by solar PV- 5 %) (includes saving through Energy efficient Solar lighting for landscape & driveway+ common area lighting + Solar Hot water system + Solar PV panel)
3	No. of Transformer & DG set	No. of Transformer : 2 x 630 KVA No. of DG set : 320 KVA.

ENERGY SAVING CALCULATIONS

SR.NO.	Description	LED Lamp & Fittings Power Consumption in KWH per year/per day	(Advance Method) Using Occoupancy Sensor / Timer LED Lamp & Fittings Power Consumption in KWH per year/per day	Saving in KWH	Annual Saving in KW	PER DAY SAVING	TOTAL % SAVING
1	Provision of LED light fitting Provision for common areas (parking, staircases, plant rooms etc.)	10 W X 874 NOS. X 11 HRS X 365 DAYS	10 W X 874 NOS. X 4 HRS X 365 DAYS				
		31901	12760	19141	798	2.185	0.055
2	Provision of LED light fitting for landscape areas (garden &, other landscape area .)	15 W X 30 NOS. X 12 HRS X 365 DAYS	15 W X 30 NOS. X 10 HRS X 365 DAYS				
		1971	1643	329	14	0.0375	0.001
3	Provision of LED lamp for SOLAR Street Light	30W X 30 NOS. X 12 HRS X 365 DAYS	30W X 30 NOS. X 10 HRS X 365 DAYS				
		3942	3285	657	27	0.075	0.002
4	Provision of LED light fitting Provision for Club House	10W X 20 NOS. X 12 HRS X 365 DAYS	10W X 20 NOS. X 5 HRS X 365 DAYS				
		876	365	511	21	0.05833333	0.001
5	% ELECTRICAL SAVING BY USING LED,SENSORS AND TIMERS WITH REFERENCE TO THE DEMAND LOAD						0.060
6	Energy saving by solar water heater.				174600	582	14.727
7	Annual Energy generated from Solar P.V				15000	50	5.1
8	Total of all Savings for (per year)				190460		
9	Total of all Savings for (per Day)				522		
10	Total Energy Consumption With Energy Saving Measure = Demand Load x 4 Hrs					3952	
	Total Percentage Saving.						21%

ELECTRICAL-ECBC PARAMETER SHEET

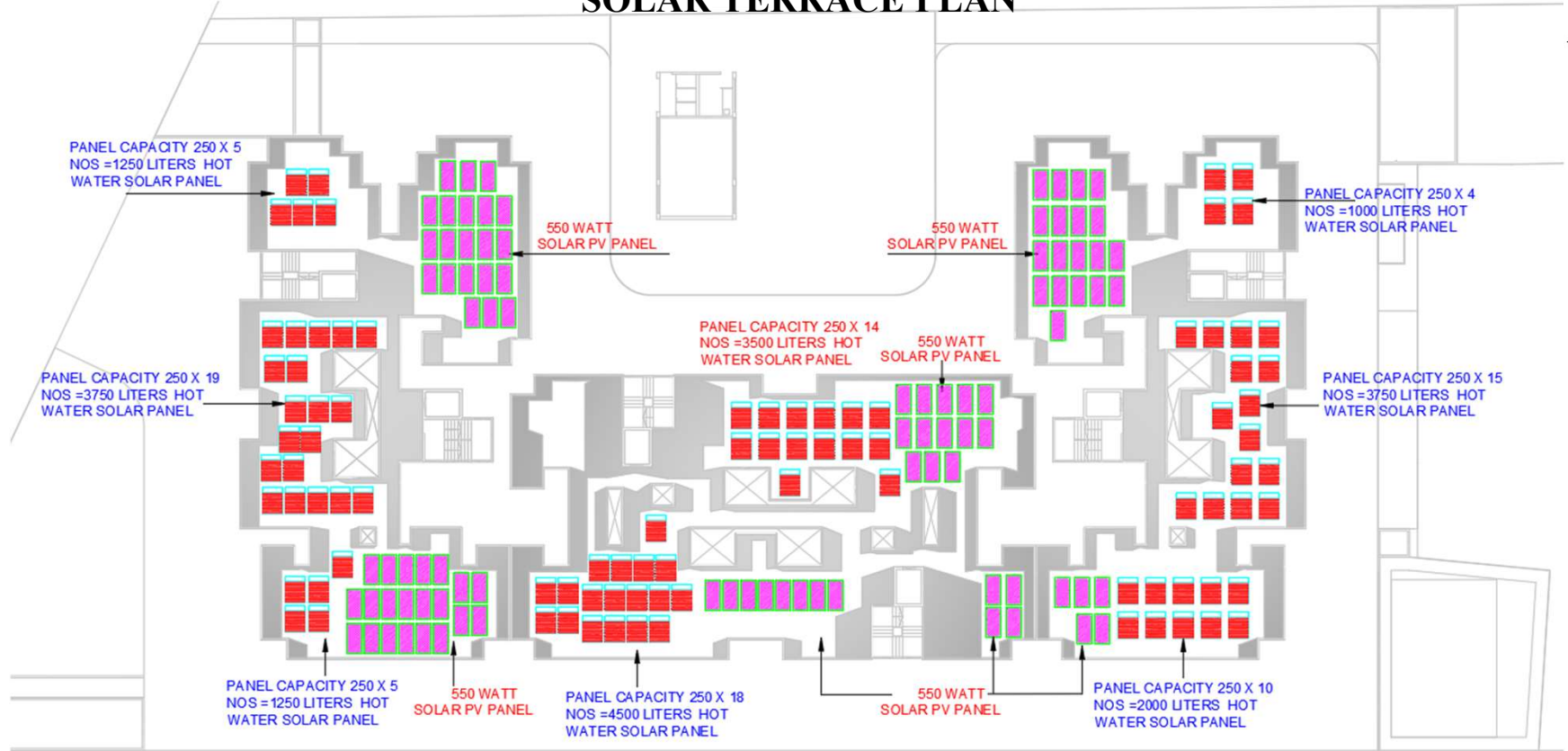
Point Description	Minimum Required	Actually Provided
	(As per ECBC 2007)	
Total terrace area available in the project		1803.87 Sq.m.
Total usable terrace area for solar panels & Solar hot water		1235.63 Sq.m. (68.49 % of terrace area)
Actual area proposed to be utilized for generating solar energy / Hot Water	-	Total area : 1175 sq. m Solar Hot water : 675sq. m Solar PV panel : 500 sq. m (95 % of usable terrace area)
Connected Load	-	2128 kW
Demand Load	-	988 kW
3 % demand load / energy proposed to be generated through renewable sources as a percentage of demand load.	10 KW (Demand Load) (1 %)	50 KW (Demand Load) (5 %)
20% water heating / water heating capacity provided as percentage of total water heating requirement.	4365 Ltr (Demand) (20 %)	21825 Ltr s 75 Lits Per Flat (Provided 100 %)
Actual solar energy generated through renewable sources including solar water heaters.	988 KW (Demand Load)	609 KW (SAVING)
Cost for renewable energy including water heating	47,19,000 /- Rs.	47,19,000 /- Rs.
Actual DG backup provided which should equal to or more than 10% of maximum demand or equal to all emergency requirements like Fire Fighting Pumps, Fire Lifts, Emergency Lighting, Water Pumps, STP, Solid Waste Treatment Plant, Water Treatment Plant Etc. whichever is higher.		320 KVA DG set

....Continued

Special Mitigating factors provided in the project for the efficient use of project		
a) Latest transformer	Level 2 as per IS 1180, BIS II	Level 2 as per IS 1180, BIS II
b) Fuel efficient Automated DG set	CPCB Approved	CPCB Approved
c) If power quality is poor then the special provision like capacitor bank etc provided	Applicable	Capacitor will be provided for building common load to maintain power factor close to Unity.
d) LED	Low LPD as per ECBC 2007	100% with effective use of LEDs
e) Solar PV	YES	50.00 KW We Are Providing Solar PV Panel
f) Solar Hot Water	YES	We Are Providing Solar Hot Water
g) Lighting Dimmer	Not Applicable	Not Considered
h) Lighting Timers	Applicable	Considered for Internal & External Lighting
i) Energy Efficient Lift	Applicable	Efficient VVVF Technology
j) Star Rated Pumps	Efficiency 60%	Efficiency 70%
Star Rated Motors	Efficiency 70%	Efficiency 85%
k) Occupancy/ Lighting Sensors	Applicable	Not Considered
l) 5 Star Rated Heat Pumps/Motors	NA	NA
Total Power saving including saving due to Water Heaters. 1)TOTAL Annual Savings System in KWH with Solar PV Power, Hot Water System & LED Lighting.	-	20 %

Exterior Wall Construction	0.40 W/m²*K	U-factor = 0.351 W/ m²*K
Roof Construction	0.33 W/m²*K	0.335 W/ m²*K
Glazing	U Value: 3 W/m²*K SHGC: 0.27 VLT = 0.50%	U Value: 2.8 W/ m²*K SHGC: 0.60 VLT 0.49%
WWR	40%	19.9 %
Shading Devices	No Shades	shading devices on all façades. Shading effect of solar panel on roof
Lighting Power Density	7.5 W/sq.m	5 W/sq.m
EPI Ratio (EPI Ratio can be calculated through energy modelling considering Wall, Roof, Glass U value, Lighting Design & HVAC design in any.)	EPI – 16.26 Kwh/m²/year Should be equal to or less than 1	EPI – 15.35 Kwh/m²/year EPI Ratio -0.93

SOLAR TERRACE PLAN



SYMBOL	DESCRIPTION	PANEL QTY	AREA USE FOR SOLAR PANEL
	250 LTR SOLAR HOT WATER PANEL SIZE :- 1.5 X 2 M	90 NOS.	@7.5 SQM/PANEL TOTAL :- 675 SQM
	550 WATT SOLAR PV PANEL SIZE :- 1.1 X 2.30 M	91 NOS.	@10 SQM / KW TOTAL :- 500.00 SQM

PROVISION OF 30 % OF PARKING WITH ELECTRIC CHARGING FACILITIES

Type of Parking	Provided Parking	30 % of total parking with EV charging
Four Wheeler	190	57
Two Wheeler	900	270

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

Date :- 06.09.2023

To,
The Chairman
SEAC III, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai

Subject - Commitment by PP to provide electric charging points at suitable places in parking to cover a minimum 30 % of total parking provided in Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers.

Respected Sir,

This is with reference to the above-mentioned subject; we hereby ensure we will provide electric charging points at suitable places in parking to cover a minimum 30 % of total parking provided in the project. The plan showing the location of charging points is attached here with this letter of commitment.

We request you to consider this commitment and grant the Environmental Clearance to our project.

Thanking You.

Yours Sincerely,

M/s. Sai Shraddha Developers


Mr. Ramesh Sarda

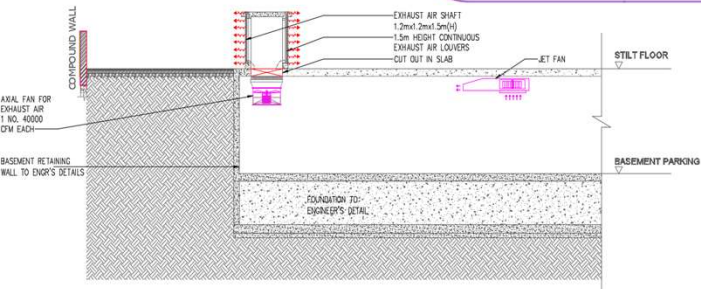
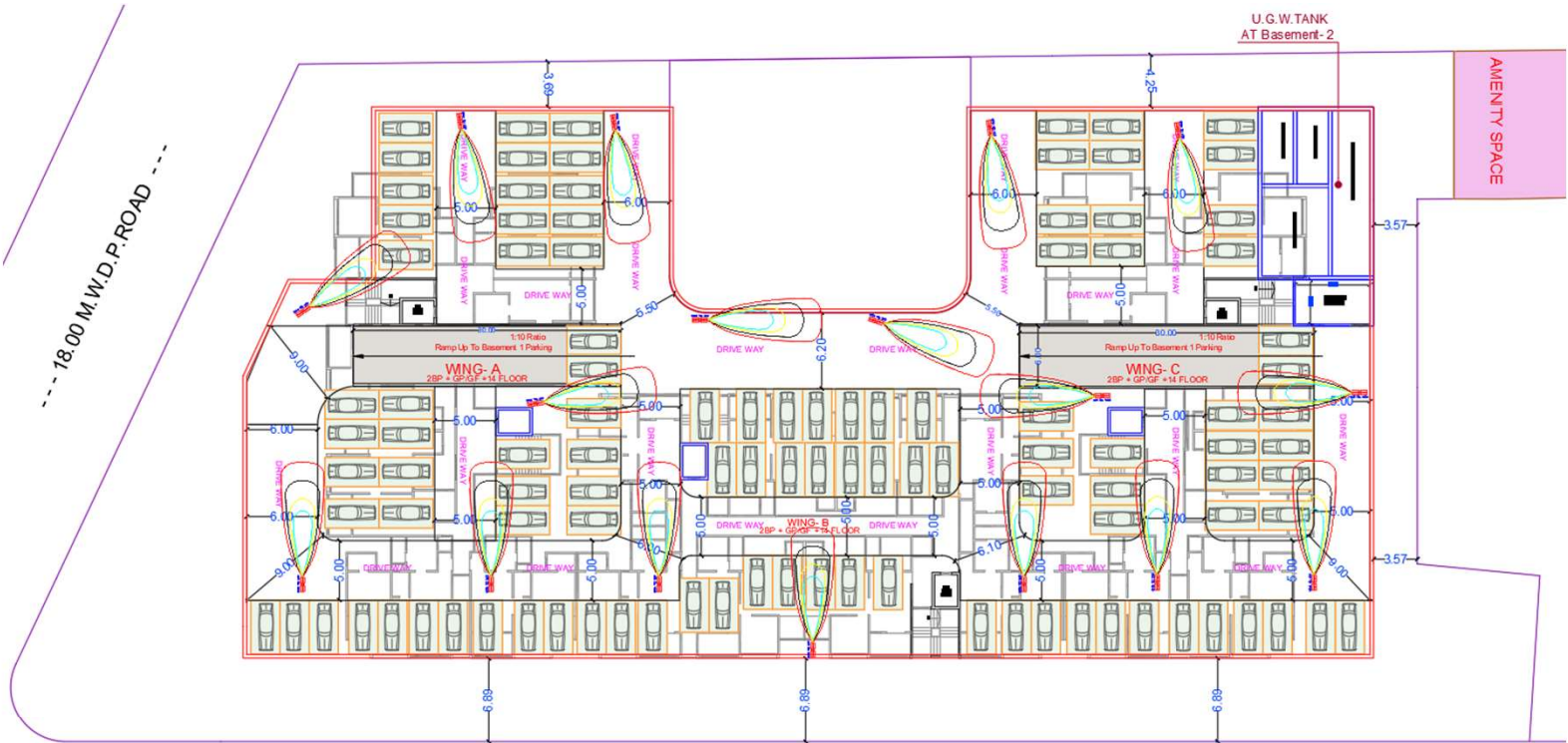


PLAN SHOWING PROVISION OF 30 % OF PARKING WITH ELECTRIC CHARGING FACILITIES



EV Charging Points ■

BASEMENT VENTILATION PLAN- Provision of mechanical ventilation with Axial Fans



TYPICAL EXHAUST AIR FAN & SHAFT SECTION

DEBRIS MANAGEMENT PLAN (Already Done)

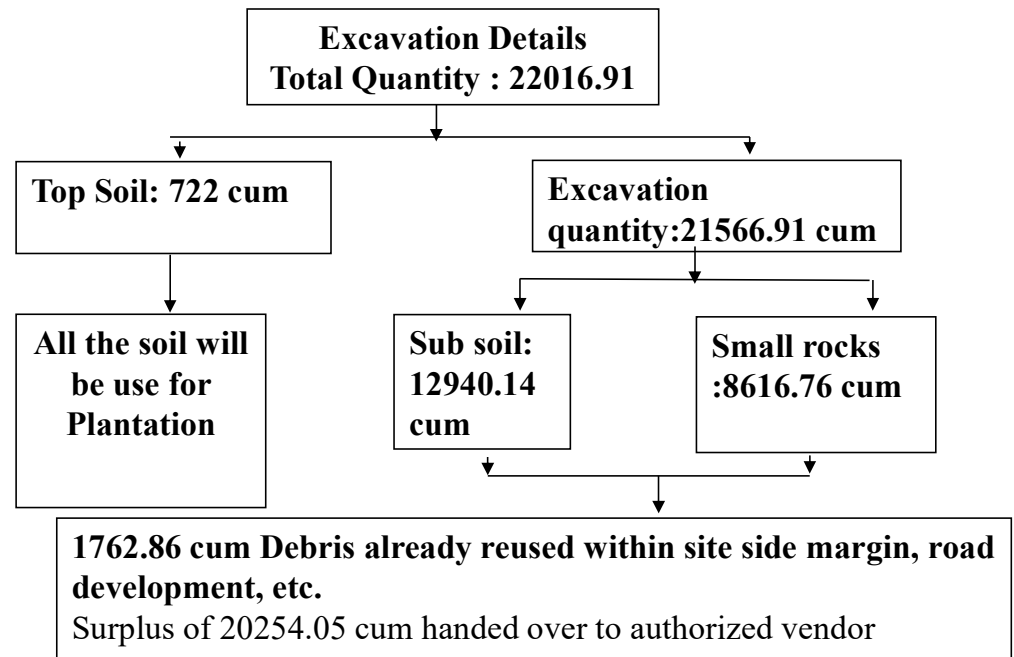
Total Excavation Quantity : 22016.91 cum

Reuse of excavated quantity– 1762.86 cum for side margin, road development, plot levelling, etc.

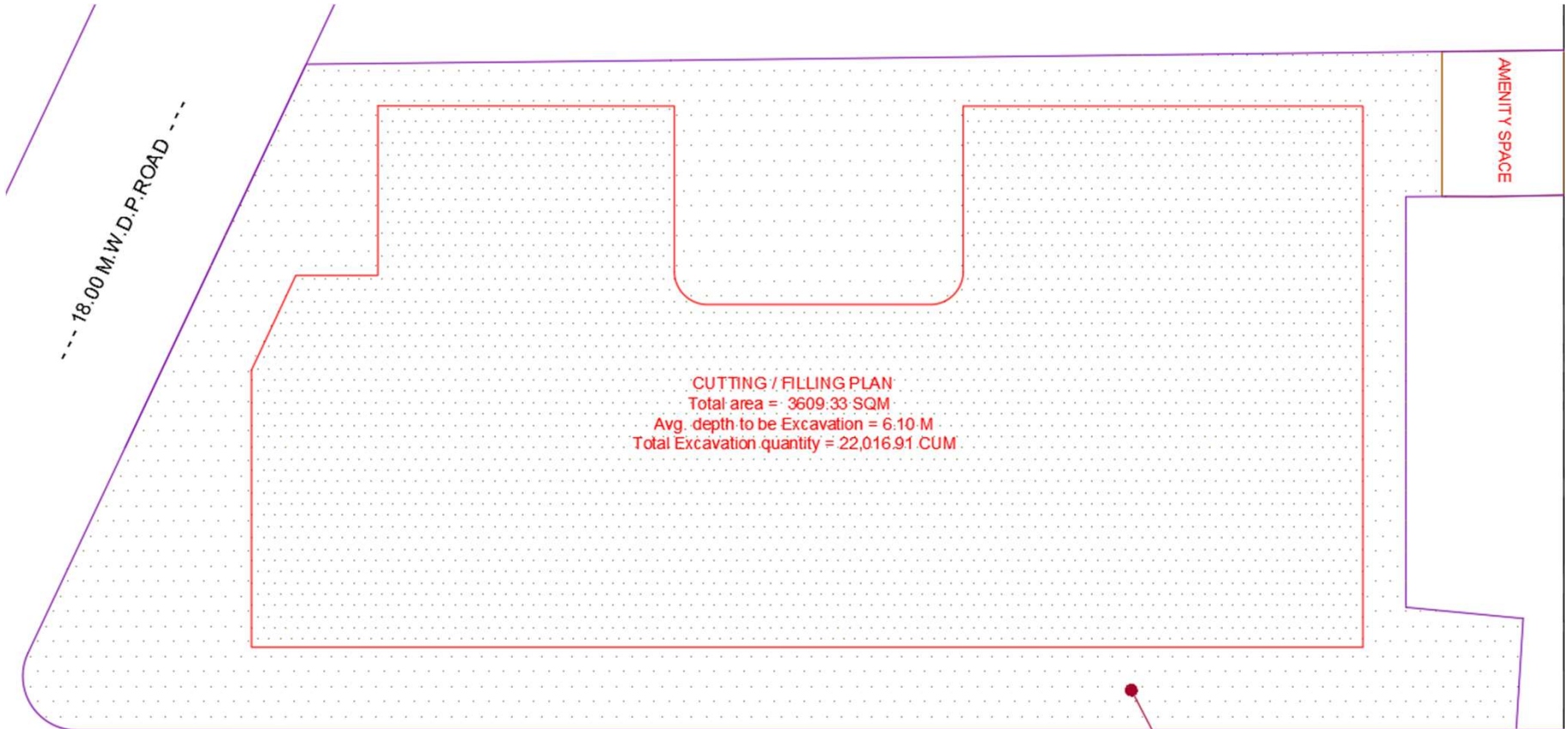
Excess debris quantity- 20254.05 cum has already been handed over to authorized vendor.


Top soil generation : 722 cum


Top soil have been stored & will be reuse for landscape development.



CUTTING & FILLING PLAN



Cutting – 22016.91 cum 

Filling – 1762.86 cum 

--- 12.00 M.W.D.P.ROAD ---

Total area = 2350.48 SQM
Avg. depth to be filled = 0.75 M
Filling quantity = 1,762.86 CUM

Agreement with vendor (Re-validated on 05.01.2023)

भारतीय गैर न्यायिक भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 2022 BT 961868

क्र. 161092 दि. 4 JAN 2023 मु. नं. 500

वस्तु का प्रकार: Agreement

दस्तावेज बनाने का उद्देश्य: होटल / वाहन

मुद्रांक विहित वेतनाधार के नाम: Sai Shraddha Developers

पता: Deccan plains

मुद्रांक व्यवहार के नाम: The chairman

हस्ताक्षरकर्ता के नाम: P. Sandbhor pune

मौ. सुचेता सुशम देसाई परवाना क्र. 2201112

मुद्रांक विकत घेवान्याची सही 4 JAN 2023

मुद्रांक कार्यासाठी न्यायिक मुद्रांक करेची केला आहे न्याय कार्यासाठी मुद्रांक करेची केवळानुन 6 महिन्यात वारंवार बंधनकारक आहे.

प्रथम मुद्रांक लिपिक कोषागार पुणे करिता

12 8 DEC 2022

NOTARY
Govt. of India
Babasaheb Inglewale
Pune No. 1692
12/12/2022

AGREEMENT

This agreement is entered into on this 04/01/2023

BETWEEN

M/s. Sai Shraddha Developers (Party I)
Sr. No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune

AND

M/s. Hanuman Rambhau Pawar (Party II)
Through

Address – Nalwandi naka, Beed . 431122

We M/s. Sai Shraddha Developers have Proposed Residential & Commercial Project of Sr. No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune , Maharashtra having total 03 nos. of buildings & commercial shops having total plot area of 10497.28 sq. m & total construction built up area of 40353.48 sq. m.

The total excavated quantity generated from project is 22016.91 cum. Out of total quantity, the top soil 450 cum is preserved and will be reuse for landscape development within site & the total quantity of 1762.86. cum has been reused back filling for road, plot leveling, etc. The remaining quantity of 20254.05 cum has been handed over to the Party II.

The Party II: M/s. Hanuman Rambhau Pawar, engaged in all type Excavation, Stone crushing & sand making work. The have a plant located at Ambegaon, Pune For the same we approached Part II for the management of excess debris quantity to recycle & reused by them the road development activity.

Both the parties had due deliberations & discussion and as a consequence thereof they have reached an understanding.

The parties hereto have worked out the terms and conditions of their agreement and also decided to reduce the same into writing.

Yours Sincerely,

For M/s. Sai Shraddha Developers

Bardy
Mr. Ramesh Sarda

Hanuman
Mr. Hanumant Rambhau Pawar

ATTESTED

Ataya

Utka Babasaheb Inglewale
NOTARY GOVERNMENT OF INDIA
PUNE

5 JAN 2023

DISASTER MANAGEMENT PLAN

Sr. No.	Particulars	Details
1	No. of staircases in buildings & no. of fire lifts	2 Staircases , (1 normal, 1 fire) 2 lifts (1 normal, 1 fire)
2	Width of each staircase	1.5 m
3	Locations of refuge	On 8 th & 13 th floor
4	Width of roads around the buildings for fire tender movement	Min. 6.00 m drive way
5	Plumbing Plan/Scheme for Fire Fighting	Yes, attached

DMP: CONSTRUCTION PHASE

Sr. No.	Hazards	Action plan
1	Accidents, Injuries due to : Working on heights, risk of fall, Falling material and collapses Working on wet surfaces/ fragile roof, Mechanical Hazards, Chemical Handling, Electrical Hazards, Hot work	Certified contractors shall maintain high standard of work environment Safety plan shall be prepared and followed stringently on site : <ul style="list-style-type: none"> • Restricted entry • Permit Systems (wherever applicable) with clear work instructions • Training, supervising site workers to follow safe operating procedures(SOPs) • Signpost slippery areas, safety shoes with a good grip to the workers /supervisors • Use of Proper PPEs like Helmet, safety goggles , safety belts , safety shoes ,safety jackets, torch • Use of safety nets while working from heights • Covered walkways • Combustible Materials, Paint, Plastics stored on site as per manufacturer guidelines & Safety Regulations. • Electrical equipment shall be regularly checked and properly maintained
2	Fire/Explosion Hazard due to : Electrical fire Hot work (cutting, welding & brazing etc.) Storage of Combustible Materials	<ul style="list-style-type: none"> • Portable public address system • Dry riser with hydrant outlets on the floors constructed with a fire service inlet • Provision of temporary Fire Fighting Water Supplies and appropriate Fire Suppression Measures. • Prohibition of smoking on site , Restricted smoking Zone during construction • Use of PPEs full covered heavy material cloths , leather high topped fire resistance boots and gloves, use ear plugs or muffs, respiratory protective equipments, etc.
3	Health Hazards due to Biological, Air, Water Pollution, Noise/ Vibration , confinement place entry, painting	<ul style="list-style-type: none"> • Controlling the dust pollution by dust suppression on site . • Cordoning site with barricades • First Aid • Use of Proper PPE • Adequate drinking water and sanitary facilities • Occupational Health, Life safety of Workman during construction activity • Nearby hospitals are identified.

DISASTER MANAGEMENT COMMITTEE: CONSTRUCTION PHASE

Authority	Responsibility
<p>Project Manager :</p>	<ul style="list-style-type: none"> • Will lead the site in charges persons during disaster to take actions to protect the workers present on site. • Will contact local Police, Hospital, Fire Brigade , NGOs and other relief agencies
<p>Managing Committee: Site In charge officer, Engineer who are knowledgeable on actions to be taken during any disaster and provides helps to Project manager to take decisions.</p>	<ul style="list-style-type: none"> • To provide help to the Project Manager to decide actions during disaster • To train and educate the contractors & workers and rescue team
<p>Security Staff: They are security staff engaged by the project proponent managing committee</p>	<ul style="list-style-type: none"> • Are trained on Dos and Don'ts during a disaster. • Will guide the workers present on site during disaster occurrence as directed by the Managing Committee • Will ensure safety and security of the members and belongings during the disaster

DMP: OPERATION PHASE

Sr. No.	Type of Disaster	Management
1	Local Flood	<ul style="list-style-type: none"> • Increase in the Finished Ground Level as part of construction stage to prevent rain water accumulated on surrounding areas to enter into the project area. • Provision of storm water drains at entry/ exit point to prevent entry of rain water • Provision of adequately sized storm water drains to discharge the storm water from the project area into the external storm water drainage system. • External Storm water system is sufficient to cater to this additional discharge.
2	Earthquake	<ul style="list-style-type: none"> • The structural design is certified as per IS criteria for earthquake resistant design of Structures. • Certification from Structural Engineer regarding EQ Resistant Design
3	Fire	<ul style="list-style-type: none"> • Underground water storage tank of adequate capacity • Automatic Fire Hydrant System • Automatic Sprinkler System • Portable Fire Extinguishers • Analogue Addressable Fire Alarm System with Emergency Voice Evacuation System • Manual Fire Alarm System • Provision of refuge areas • Fire lifts • Provision of fire consultant/fire marshal
4	Lightening	Provision of Lightening arrestors
5	Power failure	Provision of DG set

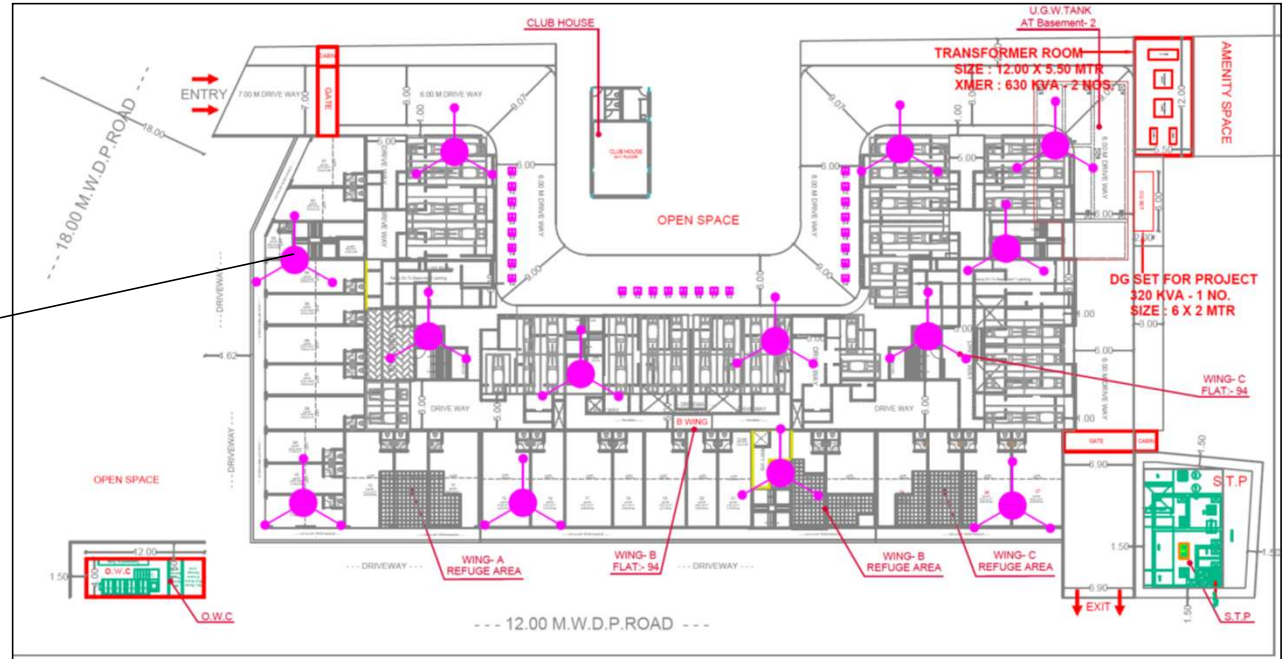
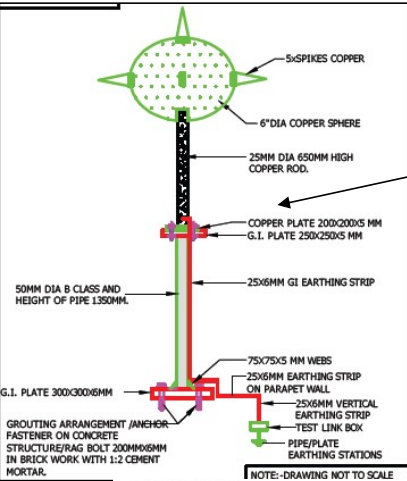
DISASTER MANAGEMENT COMMITTEE: OPERATION PHASE

Authority	Responsibility
<p>Chairman : Head of society managing committee</p>	<ul style="list-style-type: none"> • Will lead the society members during disaster to take actions to protect the residence/tenants • Will contact local Police, Hospital, Fire Brigade , NGOs and other relief agencies
<p>Managing Committee: Members of the society who are knowledgeable on actions to be taken during any disaster and provides helps to Chairman to take decisions.</p>	<ul style="list-style-type: none"> • To provide help to the Chairman to decide actions during disaster • To train and educate the residence/tenants and rescue team • To supervise the relief and rehabilitation process
<p>Security Staff: They are building security staff engaged by the society managing committee</p>	<ul style="list-style-type: none"> • Are trained on Dos and Don'ts during a disaster. • Will guide the residents/ tenants during disaster occurrence as directed by the Managing Committee • Will ensure safety and security of the society members and belongings during the disaster

DISASTER MANAGEMENT PLAN COSTING

Parameter	Capital cost
During Construction phase	
Safety equipment's	Rs. 3,50,000 /-
Dust suppression	Rs. 3,00,000 /--
Health check up	Rs. 88,000 /-
During Operation phase	
Storm water management	Rs. 12,50,000/-
Disaster management kit	Rs. 3,00,000 /-
Fire fighting	Rs. 45,00,000 /-
Energy-Lightning arrestor plan	Rs. 8,45,000 /-
DG set (Power failure)	Rs. 25,50,000 /-
Disaster management training mock ups to users	Rs. 1,50,000 /-
TOTAL	Rs. 95,95,000 /-

LIGHTENING ARRESTOR PLAN



LEGEND :-

NO.	DESCRIPTION	SYM
01	LIGHTNING ARRESTOR	
02	25x6mm EARTHING STRIP	
03	EARTHING	

EMP: CONSTRUCTION PHASE

Sr. No.	Potential impacts	Mitigation measures
1	Air Environment	<ol style="list-style-type: none"> 1) Excavation, handling and transport of materials will be avoided under high wind conditions or when a visible dust plume is present. 2) Appropriate dust suppression measure will be used when dust generation is unavoidable like dampening with water, covering the trucks, tyre washing facilities at the entrance of the project site. 3) Provision of site barricade & peripheral tree plantation. 4) DG Set: As per CPCB norms, proper maintenance, LSD fuel use, proper & safe storage of fuel. 5) Landscaping to prevent dust spreading.
2	Noise Environment	<ol style="list-style-type: none"> 1) Disturbance to the residents in the vicinity of the construction areas will be taken into account during the construction period by obeying noise standards as per CPCB norms. 2) Acoustic barriers including shuttering panels will be used around the site to reduce the noise impacts. 3) Excavation activities along with the use of drilling equipment and other machinery exhibit continuous noise that could impact on surrounding environment. To reduce the impact of the excavation and drilling, these activities will be restricted during the day time only (8:00 am – 20:00 pm) 4) All vehicles and equipment will be properly maintained to reduce unnecessary noise. 5) The Diesel generators used on the site for energy backup will be under CPCB norms complaint for noise emissions and acoustic enclosure for noise control. 6) Ear plugs for labours shall be provided.
3	Water Environment	<ol style="list-style-type: none"> 1) Monitoring of ground water for change in quality due to construction activity & Drinking water analysis 2) Provision of modular toilets with proper disposal of sewage through vendor. 3) Use of water tanker /recycled water for construction, to lessen the burden on municipal drinking water supply. 4) Once every season (summer, winter and post Monsoon) monitoring of drinking water.
4	Solid Waste Management	<ol style="list-style-type: none"> 1) Construction debris (broken bricks/tiles etc) used as filling material on- site. 2) Excavation quantity : 22016.91 cum 3) Reused within premises (filling of roads, plinth, boundary wall) : 1762.86 cum 4) Surplus excavated material has been handed over to authorized vendor. 5) Top soil preservation/conservation:: 450 cum 6) Shall be preserved and reused for the landscape development. 7) Management of other Construction waste generated during construction by either recycling or reusing or disposing on Government approved land filling site and keeping the records for the same. 8) Packaging waste : disposal for land filling 9) Steel scrap : sold to scrap dealers

EMP: CONSTRUCTION PHASE

Sr. No.	Potential impacts	Mitigation measures
5	Land Environment	1) Minimum disturbance to natural contour, minimizing cutting and filling activity. 2) Preservation of top soil for landscape development 3) Planning done in such a way that, minimum lawn area and maximum area to be covered by trees.
6	Biological Environment	1) Minimum Disturbance to the local ecological features. 2) Where tree need to be removed; replace/ compensate trees (1:5 ratio) within the landscaped area with the native trees. As per suggestion of the ecologist. 3) Trees with canopy will be planted as avenue plantation to control vehicular pollution. 4) Bird baths and bird nesting boxes to be located at places which are easily accessible by birds; such as landscape area, near artificial water bodies etc.
7	Traffic Management	1) All the material delivery vehicles will reach the site during the day time (8:00 – 20:00) 2) Temporary road network will be developed within the site during construction phases and will appropriately be managed. 3) Temporary road network will be developed within the site during construction phases and will appropriately be managed.
8	Socio-Economic Environment	1) Adequate drinking water and toilet facilities for workers 2) Personal protective and safety equipments will be provided. 3) First aid facility for workers & Regular health check up for workers 4) Allocation of play area or nursery for children of workers. 5) Educational and awareness program for safety measures
9	Sustainability of EMP	1) PP has constituted Environmental Management Cell (EMC) including in house and outside experts to deal with environmental issues at project stage for every project site.

**EMP Cost:
Construction Phase**

Sr. No	Particular	Capital Cost	O & M cost
01	Water for Dust Suppression	Rs. 3,54,250/-	Rs. 1,06,000/-
02	Site Sanitation & Safety	Rs. 2,12,500/-	Rs.26,500/-
03	Environmental Monitoring	–	Rs. 1,56,000/-
04	Disinfection & Health check up	Rs.8,85,000/-	Rs. 88,000/-
	Total	Rs. 12,28,750 /-	Rs. 3,70,500 /-

EMP: OPERATION PHASE

Sr. No.	Potential impact	Mitigation measures
1	Air Environment	1) Provision of site barricade & peripheral tree Plantation. 2) Use of DG set as per CPCB norms with fuel as LSD. 3) Adequate Parking provision with driveways. 4) Effective traffic management. 5) Six monthly monitoring will be done.
2	Noise Environment	1) The occupants will be made aware regarding noise pollution through awareness programmes. 2) The Diesel generators used on the site for energy backup will be under CPCB norms complaint for noise emissions and acoustic enclosure for noise control. 3) Adequate plantation which will act as external noise barrier for the residents 4) Six monthly monitoring will be done.
3	Water Environment	1) Awareness campaign for residents about effective treatment and recycling of treated waste water, and rain water harvesting. 2) Provision of 1 no's of STP 220 KLD with tertiary treatment and disinfecting facility 3) Rain water harvesting : 04 4) Use of recycled water for flushing, irrigation 5) Storm water drainage will be properly maintained. 6) Cleaning of UG tank and OH tank will be done six monthly
4	Solid Waste Management	1) Segregation of dry waste and wet waste at source. 2) Separate collection system for plastic, E-waste, Clothes, Metal, Glass at society level, transferred to authorized distributors. 3) Treatment of wet waste through mechanical composting : capacity 500 kg/day 4) Use of manure for garden. 5) Any person delivering fuels or other chemicals to the site will be made aware of the appropriate storage / drop-off locations and the environmental controls that apply to the storage area.
5	Land Environment	1) Use of paver blocks instead of impermeable concrete blocks to allow water percolation. 2) Top soil conservation for Landscape development 3) Proper maintenance of STP and solid waste management system to avoid land pollution through leakages.
6	Biological Environment	1) Landscape development area 859.09 sq. m. 2) No of trees to be planted- 115 no's 3) All the landscaped area to be watered with recycled water from the Sewage Treatment Plant. 4) Plantation of native species will be included in planting statement to enhance local biodiversity.

EMP: OPERATION PHASE

Sr. No.	Potential impacts	Mitigation measures
7	Traffic Management	1) In order to reduce the noise impacts plantation will be undertaken along the road sides (for internal roads) which will act as sound barriers. 2) Installation & maintenance of road warning signs and lighting. 3) Schedule road traffic movements to avoid periods of maximum pedestrian risk.
8	Socio-Economic Environment	1) Awareness programs regarding socio-economic impacts of residential projects on surrounding area. 2) Environmental and safety awareness programs for residents. 3) Disaster management/Emergency preparedness plan will be explained with the help of experts. 4) Mock up drills at regular intervals regarding fire fighting.
9	Sustainability of EMP	1) Meeting of EMC every fortnight and assess the environmental issues at various ongoing sites. 2) After the society is formed and scheme is to be transferred, a special training program is organized or society office bearers to look into environment management in project operation stage. 3) Allotment of corpus fund for effective implementation.

**COST OF EMP
(OPERATION
PHASE)**

Sr. No	Particular	Capital Cost	O & M cost/Year
01	Sewage Treatment Plant	Rs.25,00,000/-	Rs.5,00,000 /-
02	Solid Waste Management	Rs. 14,50,000 /-	Rs. 3,39,420 /-
03	Bio-medical waste	Rs. 1,00,000/-	--
04	Rainwater harvesting	Rs. 12,50,000/-	Rs. 30,000/-
05	Landscaping	Rs. 1,23,63,147 /-	Rs. 3,01,968 /-
06	Energy saving features	Rs. 47,19,000 /-	Rs. 2,35,950 /-
07	Environmental Monitoring	--	Rs. 2,80,000/-
08	Basement Ventilation	Rs. 8,50,000 /-	Rs. 1,70,000 /-
	TOTAL	Rs. 2,32,32,147 /-	Rs. 18,57,338 /-

ENVIRONMENT MONITORING PLAN (OPERATION PHASE)

L.1. Cost of Environmental Monitoring				
Sr. No	Details	Parameters	Frequency	Cost/p.m
1.	Ambient Air	PM10,PM2.5,SO ₂ , NOx	Weekly	Rs.12,000/-
2.	DG stack	TS,SO ₂ ,NOx	Weekly	Rs.9000/-
3.	Noise	Ambient Noise level	Weekly	Rs.4500/-
4.	STP waste water	pH, TDS, TSS,COD,BOD,Oil & grease, Residual chlorine, Ammonical Nitrogen, Phosphorus, Total nitrogen, coliforms	Daily	Rs.24,500/-
5.	Manure from solid waste	pH, C:Nratio, organic carbon, Total nitrogen, Total Phosphates, Total Potassium	Daily	Rs.20.000/-
6.	Env. Audit			Rs.50,000/-
	Total			Rs.1,20,000/-

L.2. Provision of Funds	
1. Capital Costs	<ul style="list-style-type: none"> ✓ Developer to provide funds for all erections/installations mentioned in EMP. ✓ Also will maintain the same till handing over to the society.
2. O & M Cost	<ul style="list-style-type: none"> ✓ Contribution from each flat owners will be collected as one time maintenance charge
3. Social aspects	<ul style="list-style-type: none"> ✓ Since the land is owned by project proponent, there are no land acquisition, resettlement and rehabilitation issues involved.

L.3. Environment Management Cell
<ul style="list-style-type: none"> ■ Developer has constituted Environmental Management Cell (EMC) including in-house and out side experts 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 is formed and scheme is to be transferred, a special training program is organized for society office bearers for operation phase management.

Water NOC



स्वारोट पाणी पुरवठा विभाग
पुणे महानगरपालिका, पुणे
जावक क्र. 1326
दिनांक :- 29/10/2022

मे. मे साई श्रद्धा डेव्हलपर्स तर्फे
हितेन चौटालिया व रमेरा सारखा
ए.जी. टेक्नोलॉजी पार्क, गायकवाड ऑनलेन्सु
औंध पुणे ४११००७.

विषय - स. नं. २८/१०/१, २८/१०/२, २८/१०/१/३, २८/१०/३, २८/१०/४, २८/१०/५,
२८/१०/५अ, २८/११/३, २८/१२/२, २८/१४ अभिगाव यु।। येथील प्रकल्पासाठी पर्यावरण ना-हरकत
प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्राय बाबत.

संदर्भ :- मे साई श्रद्धा डेव्हलपर्स तर्फे हितेन चौटालिया व रमेरा सारखा यांनी दाखल केलेला प्रस्ताव आ. क्र. १५९,
दि. १५/०६/२०२२.

संदर्भांकित प्रकल्पास पर्यावरण ना हरकत प्रमाणपत्र मिळणेसाठी पाणीपुरवठा विभागाने ना हरकत दाखल्याची मागणी आणणू केले आहे.
विषयांकित मिळकतीची जागा व प्रस्तावाची स्कुटीनी केले असता एकुण प्लॉट चे क्षेत्र १०४९०.२८ चौ. मी. आहे. व २१४ लिटर प्रतिदिन
पाण्याची मागणी आहे. त्या अनुषंगाने खालील १ ते १५ अटींचे अधीन राहून पाणीपुरवठा विभागाने ना हरकत दाखला देण्यात आहे.

- १) विषयांकित मिळकतीवरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या गाळ्यांचे प्रमाणात पाणीपुरवठा करणेकरिता नळजोड प्रस्ताव सादर करणार.
- २) विकसक स्वखर्चाने मनपाचे सुचनेनुसार जलव्याहिनी विकसित करणार.
- ३) एस. टी. पी. बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नमाप होणाऱ्या पाण्याबाबतचा सविस्तर तपशिल देणार .
- ४) जागेवर बांधकाम चालू करणेपुर्वी मिळकतीमधील मनपाच्या नळजोडावरील धकताकी भरून सादर नळजोड बंद करणार
- ५) इमारतीचे निष्पाचे पाणी, चापराचे पाणी व फ्लुरिगचे पाणी व निवासी, विंगर निवासी इत्यादी कारणासाठी स्वतंत्र पाण्याच्या टाब्यांची व्यवस्था करणार.
- ६) इमारती अंतर्गत पाणी वितरणासाठी प्रत्येक सदनिकेकरिता स्वतंत्र व एकच नळजोड देण्यात येवून त्यावर प्रत्येक सदनिकेसाठी स्वतंत्र मीटर बसविण्यात यावा. त्याचे सोसायटी अंतर्गत विलिगासाठी योग्य ती प्रणाली तयार करून संबंधित सोसायटी, प्रत्येक सदनिकेकरिता देणार.
- ७) सादर प्रकल्पाकरिता पाण्याचे उपलब्धतेनुसार होणारा पाणीपुरवठा वगळता जादा पाण्याची व्यवस्था विकसक स्वतः करणार
- ८) अंतर्गत बापरण्यात येणाऱ्या फिटिंग्ज् विसाई ५ लिटर प्रती मिन्टपेक्षा कमी देवणार
- ९) सर्व कामे सक्षम कन्सल्टंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पुर्ण करणार
- १०) निवासी व हॉस्पिटल, शैक्षणिक व इतर इमारतीच्या पाणी बापरासाठी स्वतंत्र पाण्याची टाकी बांधणार.
- ११) तत्कालीन पाण्याच्या परिस्थितीनुसार मनपाकडील नियमातुसार व धोरणातुसार यामुद्वील कार्यावाही तत्कालीन वेळी निश्चित करण्यात येईल.
- १२) प्रस्तुत मिळकतीचा लेआऊट म.न.पा. सँव्हेशन झाल्यानंतर सी.सी.पी. एक प्रत व लेआऊटची एक प्रत खात्यास सादर करावी लागेल. मीटर विभागाचा ना हरकत दाखला मागणेपूर्वी वॉटर लाईन डेव्हलपमेंट शुल्क म.न.पा. कोषागारात भरणार किंवा वॉटर लाईन डेव्हलपमेंट करून देणार.
- १३) बांधकाम विभागाकडील नियोजित मान्य होणाऱ्या लेआऊटच्या नकाशातुसार नविन नळजोड मागणे पुर्वी करून जलसंधारण करिता नियोजित इमारतीमध्ये पत्रेच्य जलाचे पुर्न-भरण यंत्रणा बसविणार.
- १४) मिळकतीस भोगवटा पत्र प्राप्त झाल्यानंतर व तसा प्रस्ताव खात्याकडे प्राप्त झाल्यानंतर भोगवटा पत्राच्या सदनिकांच्या प्रमाणात त्या वेळेच्या प्राप्त धोरणातुसार पाणीपुरवठा उपलब्ध केला जाईल.

कळ्याचे.
Bade
कुमाल यादव
कनिष्ठ अभियंता
स्वारोट पाणीपुरवठा विभाग
पुणे महानगरपालिका

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पुणे महानगरपालिका

अशित जाधव
कार्यकारी अभियंता क्र.१
स्वारोट पाणीपुरवठा विभाग
पुणे महानगरपालिका

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मुद्रांक विहित वेळान्याचे नाव: Sri. Sraddha Developers
वर्ग: Deccan P.U.S.
दुकान्या बंधकाराचे नाव: P. Sanalbhoe pune
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126 DEC 2022

प्रथम मुद्रांक लिपीक कोबागार पुणे करिता

Adv. Utkarsh Babasaheb Ingawale Pimple Nilakh Pune Regd. No. 16924 Exp. Dt. 12/12/2024

NOTARY GOVERNMENT OF INDIA

महाराष्ट्र MAHARASHTRA
- 4 JAN 2023

मुद्रांक विहित वेळान्याची सही
म्हण करणाऱ्याची मुद्रांक करेची वेला आहे त्याच दारुणासाठी
मुद्रांक करेची वेळान्यासुन ६ महिन्यात वापरणे बंधकारक आहे.

AFFIDAVIT

विषय : नियमित पाणीपुरवठा कमी हमीपत्र व ड्रेनेज जोड करणे कमी.

अर्जदार : श्री. रमेश सारडा

पत्ता : स नं. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, आंबेगाव (बु) , जिल्हा पुणे.

महोदय,

आज दिनांक 02.01.2023 रोजी, आंबेगाव (बु) येथील स नं. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, जिल्हा पुणे जागेवर रहिवासी २९१ सदनिक व व्यापारी सदनिक बांधकाम प्रकल्प असुन सदर प्रकल्पातील सदनिक धारकना पुणे महानगरपालिक कडील उपलब्ध साठयातुन पुरेसा पाणीपुरवठा करण्याचे ना हरकत प्रमाणपत्र प्राप्त केले असल्याकरणाने, तरी भविष्यात सदर प्रकल्पाचे पाणी पुरवठा नियमित होईपर्यंत स्वखर्चाने पुणे महानगरपालिक वॉटर टँकर मार्फत पाणी पुरवठा करीन असे मी हमीपत्र लिहून देत आहे

तसेच खात्रीपुर्वक शुद्ध पाणी पुरवठा केला जाईल व नियमित पाणी पुरवठा ची सोय उपलब्ध व इमारतीची ड्रेनेज जोड केल्या नंतरच नविन सदनिकांचा ताबा देऊ. तसेच या अटीचा RERA, जाहीराती मध्ये समाविष्ट करण्यात येईल याची हमी बाळगतो. सदरचा खर्चाचा पर्यावरण व्यवस्थापन अहवाला मध्ये समाविष्ट करण्यात आला आहे. तरी मला पर्यावरण मंजुरी ना हरकत दाखला मिळावा.

आपला विश्वासु,

श्री. रमेश सारडा

Drainage NOC



कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका
जावक क्र.: - ८१५
दिनांक :- २१/६/२०२२

प्रति,

मे.साई ब्रद्रा डेव्हलपर्स तर्फे हितेन चोटालिया व रमेश सरडा,

ऐ.जी टेक्नोलोजी, गायकवाड अवेन्यु, आय.टी.रोड,

औंध, पुणे- ४११००७

विषय : स.नं.२८/१०/१,२८/१०/२,२८/१०/३,२८/१०/३, २४/१०/४, २८/१०/५, २८/१०/५अ,
२८/११/२, २८/१२/२, २८/१४ आंबेगाव बु, ता.हवेली. जि.पुणे या मिळकती माधील नियोजित
बांधकामासाठी इनव्हायमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला देणे बाबत.

संदर्भ : १) केंद्रीय पर्यावरण व वन मंत्रालय नवि दिव्ही यांचेकडील अधिसूचना दि.१४/०९/२००६

२) मे.साई ब्रद्रा डेव्हलपर्स तर्फे हितेन चोटालिया व रमेश सरडा यांचा खात्याकडील प्रस्ताव आ.क्र.२२५
दि.११/०५/२०२२.

३) मा.अधिकाक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता
व.क्र.मलनि/EC/१८६/२०२२ दि.२१/०६/२०२२.

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती
विभागाकडील इनव्हायमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला देणे आवश्यक आहे. त्यानुसार विषयांकित
मिळकतीकरिता इनव्हायमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरिता वरील
संदर्भांन्वये मे.साई ब्रद्रा डेव्हलपर्स तर्फे हितेन चोटालिया व रमेश सरडा यांनी प्रस्ताव दाखल केला असून प्रस्तावा
सोबत बांधकामाचे प्रस्तावित नकाशे, मिळकतकर पावती, सातवारा उतारा इत्यादी कागदपत्रे दाखल केलेली आहे.
प्रस्तावाची छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

१	मिळकतीचे क्षेत्रफळ	-	१०५०० चौ.मी.
२	विल्टअप रेशिया (एफ.एस.आय + नॉन एफ.एस.आय)	-	२७४३५.४८ चौ.मी. + १७०६६.७७ चौ.मी. = ४४५०२.२५ चौ.मी.
३	इमारतीची संख्या आणि उंची	-	सिंग- ३ (इमारत A, B, C - उंची ४२.५० मी.)
४	निवासी सदनिका संख्या	-	२११
५	ऑफिस संख्या/व्यापारी गाले	-	२७
६	मान्य नकाशा प्रत	-	-
७	जा.क्र.CC/ / रि.	-	नाही.
८	आवश्यक पाणी पुरवठा	-	निवासी+व्यापारी वापराकरिता २२२.६० KLD
९	तयार होणारे मैलापाणी	-	निवासी+व्यापारी वापराकरिता २०५.०० KLD
१०	सिबरेज टिटमेंट प्लॅटची आवश्यक क्षमता	-	निवासी+व्यापारी वापराकरिता २०५.०० KLD
११	सिबरेज टिटमेंट प्लॅटची प्रस्तावित क्षमता	-	निवासी+व्यापारी वापराकरिता २००.०० KLD
१२	एस.टी.पी डिझाईन ची ड्राईंग व अहवाल	-	सोबत जोडला आहे.
१३	मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे	-	लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे.
१४	पाण्याचा पुर्णवापर करण्याच्या उपाययोजना	-	गार्डन, प्लॅशिंग व इत्यादी
१५	जागवर एस.टी.पी. च्या अनुगंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना	-	नियोजित एस.टी.पी.चे सुरक्षिततेच्या दृष्टीकोणातून एस.टी.पी.चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक फिंत/ग्रेट इ.बांधकाम करणे विकसकावर बंधनकारक राहिल.

Drainage NOC

मा.अधिक्षक अभियंता मलनिःसारण विभाग यांची संदर्भ क्र.३ अन्वये घ्यालीत अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतिम पर्यावरण ना हरकत दाखला (प्रव्हिजनल NOC) देणेस हरकत नाही.

- १) विषयान्वित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू करता येईल.
- २) एकूण बांधकाम क्षेत्र (FSI+NON FSI) ४४%०२.२५ चौ.मी पर्यंत मर्यादित ठेवावे तथापी अर्जदाराचे सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेव्दल केल्यास अर्जदाराचे सुधारित अर्ज सादर करणे बांधकामकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) पाणी कार्यक्षम उपकरणांचा वापर करणे आवश्यक राहिल किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सख्खिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकटीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) आल व सुखा कचऱ्या करीता सादर जागेत स्वतंत्र कंटेनर ची सोय करून सुखा कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या आला कचऱ्यासाठी गाडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वयंचालित करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदीचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांचर बांधकामकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युरन कन्ट्रोल बोर्ड यांचेकडील एस.टी.पी वावत कन्सेंट ट ऑपिटेट लेटर ३. प्राप्त करणाऱ्याची जबाबदारी इतर सर्व अटी विकसकांचर बांधकामकारक राहतील.
- ९) निवासी+व्यापारी वापराकरीता २२०.०० के.एल.डी प्रति दिन क्षमतेचा रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फ्लशिंग आणि लॅन्डस्क्रॅपिंग साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट सेंट्रल पोल्युरन कन्ट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D दिवे लावावे लागतील.
- १२) सौर उर्जेवर पाणी तापविण्यासाठी ची यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वयंचालित करावयाची आहे.
- १३) बांधकामातील वेस्टेजची व्यवस्था व विल्हेवाट लावण्यासाठी Construction and demolition Waste rules 2016 चे पालन करावे लागेल व जमीनीवरील मातीचा जास्तीत जास्त पुर्नवापर करावा लागेल.
- १४) पर्यावरण अन्कूल असलेले बांधकाम साहित्य वापरावे लागेल.
- १५) D.G Set ची exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.
- १६) विषयान्वित मिळकतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्ष लागवड करणे व त्याची जोपरसता करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बांधकामकारक राहिल.
- १७) बांधकाम कामगारांकरीता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बांधकामकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उद्घेधन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.

Drainage NOC

- १९) विषयांकित मिळकती मधील नियोजित इमारतीचे बांधकाम मंजूर नकाशा नुसार पूर्ण झाले नंतर संबंधित क्षेत्रिय कार्यालयाकडे एस.टी.पी चा नाहारकत प्रमाणपत्रा करीता प्रस्ताव दाखल केल्यानंतर भविष्यात म.न.पा.चे तत्कालीन धोरणानुसार व नियमानुसार योग्य ती पुर्तता केल्यानंतर एस.टी.पी साठी अंतिम नाहारकत दाखला मिळणेकामी स्वतंत्र पुणे संबंधित क्षेत्रिय कार्यालयाकडे मंजूरी देणे विकसाकावर बंधनकारक राहिल.
- २०) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/ दिशाभूल करणारी अडळल्यास प्रस्तुतची एन्हायरोमेटल क्लिअरन्सकरीता दिलेला प्रोव्हिजनल दाखला रद्द करण्यात येईल.

तरी स.नं.२८/१०/१, २८/१०/२, २८/१०/१/३, २८/१०/३, २४/१०/४, २८/१०/५, २८/१०/५अ, २८/११/२, २८/१२/२, २८/१४ अंबेगाव बु, ता.हवेली, जि.पुणे या मिळकती मधील नियोजित बांधकामासाठी वरील क्र.१ ते २० या अटीवर इनव्हायरोमेटल क्लिअरन्सकरीता ड्रेनेज विभागाकडून प्रोव्हिजनल दाखला संबंधित विकसकास देणे करीता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/EC/१८६/२०२२ दि.२१/०६/२०२२ अन्वये मान्यता मिळालेली असून त्यानुसार सदाचा दाखला आपणास देण्यात येत आहे.



कार्यकारी अभियंता

मलनि:सारण देखाभाल व दुरुस्ती
पुणे महानगरपालिका



उप अभियंता


मलनि:सारण देखाभाल व दुरुस्ती
पुणे महानगरपालिका



कार्यकारी अभियंता

मलनि:सारण देखाभाल व दुरुस्ती
पुणे महानगरपालिका

Fire NOC



(AMB/0032/10)

Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/ 867
Date : 11/6/22

To,
Sangram Salunke Architects,
Aundh, Pune.

Sub- Re- Revised Provisional Fire NOC for proposed buildings at S. No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (BK), Pune.
(For Building A, B & C Only)

Ref- Your Office letter Dt. 17.01.2022

As per your request, visited the proposed site along with your representative Mr. Salunke on Dt.25.05.2022 & discussed with him regarding fire protection system to be installed in the proposed buildings.

1. Construction of the buildings is in progress.
2. Motorable road is shown for the site on the proposed plans submitted to this office.
3. Two staircases will be provided for each building as per proposed plan submitted to this office.
4. Two lifts will be provided for each building as per proposed plan submitted to this office & One of them should be a Stretcher lift as per NBC 2016.
5. Building A, B & C will be use for mix (shops on ground floor & 1st floor, residence on 1st to 14th floor) purpose.
6. Parking will be provided for each building at basement 1, 2 & ground floor as per proposed plans submitted to this office.
7. Height of each building will be 42.50 Mtrs. only.
8. Fire premium charges is paid by challan No. 1) 43238, Dt.10.01.2013, Rs. 3,42,500/-
2) CE/BP/10359/19, Dt.01.08.2019, Rs. 12,55,200/-
3) 31877, Dt.30.05.2022, Rs. 28,03,500/-
9. Fire Infrastructure charges are paid by challan No. CE/BP/10359/19, Dt.01.08.2019, Rs. 53,51,150/-
10. Fire service & annual fee are paid by challan No. 1) 43239, Dt.10.01.2013, Rs. 60,600/-
2) CE/BP/10359/19, Dt.01.08.2019, Rs. 1,47,800/-
3) 31878, Dt.30.05.2022, Rs. 8,91,350/-
11. Total plot area is 10497.28 Sq. Mtrs. and total proposed built-up area will be 27435.48 Sq.Mtrs.

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

1. All the electrical wiring in the buildings should be carried out in concealed.
2. Terrace tank (overhead tank) should be provided for each building with 20000 Ltrs. of water and should be preserved exclusively for fire fighting.
3. Down comer should be provided for each building 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 for each building 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 for each building at each landing with necessary equipments. Rubber hose should be preferably yellow fluorescent, 19 mm ID ISI marked & not less than 20 Mtrs.
6. Fire service inlet with hydrant valve outlet should be provided for each building 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 for each building on the ground floor & at each floor upwards.
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 of 4kg capacity should be provided for each building at:
 - a) Main switch board, b) Parking, c) Lift room, d) Transformer room, e) Each floor, f) each shops.
- 10.a) Transformer must be out of building.

Fire NOC

- 2 -
- b) Photo luminous exit and other signs such as EXIT, DANGER, NO SMOKING must be provided for each building at each floor near staircase and at other necessary places.
 - c) Manual Call Point with Talk-back P. A. System should be provided for each building at each floor near staircase.
 - d) All the electrical wiring of the building used for Manual Call Point & Talk-back P.A.system should be ISI marked.
 - e) 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.
 - f) 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.
11. Underground tank with capacity of 75000 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 for each building (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 for building at each floor to fire staircase and front door of each flat above 24.00 Mtrs. should be a fire door. (Tested by Roorki, A.R.A.I. or I.P.I.R.T.I. only) (not need for each flat, if pressurization system provided for each building to near fire staircase)
 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. Approval of all drawings and plans of this proposed building shall be obtained from Competent Authority of Pune Municipal Corporation before commencement of construction. Copy of Approved drawings shall be submitted along with application for final fire NOC.
 17. Automatic sprinkler system should be provided for each building at basements of with separate pump.
 18. De watering system should be provided for each building at basements of the building with separate pump.
 19. 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.
 20. Prior approval shall be intimated and got approved by competent authority of Pune Municipal Corporation before commencement of work. The proposal shall comply with all requirements stipulated in NBC 2016, and UDCPR 2020.
 21. In future, if the height of the building will be increased more than mentioned height in this NOC, all the conditions from UDCPR 2020 & 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.
 22. As per the UDCPR 2020 requirement, all the marginal open spaces around the building should be kept open and obstruction free for easy mobility of fire engines.
 23. This No Objection Certificate should not be consider for the architectural drawing of the building. NOC is issuing only for the fire fighting system purpose only.

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.

P/S

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: The Previous Revised Provisional Fire NOC issued vide No. FB/ 1967, Dt.02.08.2019 is deemed to be cancelled for wings A& B Only.)

Prabhakar
02/08/2022
(Prabhakar S.Umratkar)
Station Duty Officer
Fire Brigade Dept., PMC

Sudil J. Gilble
06/06/22
(Sudil J. Gilble)
I/c. Chief Fire Officer
Pune Municipal Corporation

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



SWACH NOC

Date: 06th Jan 2023

To,
M/s. Sai Shraddha Developers
Flat No .07,Ground floors ,Friends Paradies Society,Opp Vijaya Bank ,Shirole Road
,Deccan Pune-411003

Sub: - Facilitating Solid Waste Management at your Commercial/Residential " **Meriton Tower**"
situated at Survey No 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4 ,28/10/5, 28/10/5A,
28/11/2, 28/12/2, 28/14 ,Ambegaon Bk, Pune-411046

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 & non-recyclables: **347 Kg/Day, E Waste 180 Kg/Month**) from your registered project " **Meriton Tower**" situated at Survey No 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4 ,28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14 ,Ambegaon Bk, Pune-411046 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: 474 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

Date: 06th Jan 2023

SWaCH Pune Seva Sahakari Sanstha Maryadit is an autonomous cooperative enterprise of waste pickers authorised by Pune Municipal Corporation to provide door-step waste collection service across entire pune city.

3rd Floor, Old Tilak Rd Ward Office, Above SBI Bank (Tilak Rd Branch), Pune-411042 (Reg No-PNA(1)GNL/O/1321/07-08)

Helpline - 9765 999 500, E mail: swachcoop@gmail.com, Website: www.swachcoop.com

SWACH Agreement

महाराष्ट्र MAHARASHTRA 2022 BT 671397

अनु.क्र. 40033 06 JAN 2023 4001

दस्तावा प्रकार: Agreement

दस्ता नोंदणी करणार आहेत का? होय/नाही.

मिळकतीचे वर्गन:

मुद्रांक शिक्का घेणाऱ्याचे नांव: साई श्रद्धा डेव्हलपर्स

पत्ता: देवना सोसायटी, को.

पुस्त्या पहाणाऱ्याचे नांव: स्वच्छ पुणे देवा सर स्वच्छ पुणे

दस्तो ब्यवतीचे नांव व पत्ता: मिश्रीम पुत्रा देवा, देवना सोसायटी, को.

मुद्रांक शिक्का घेणाऱ्याची सही: साई श्रद्धा डेव्हलपर्स, पत्ता नं. 22011115, 410/02, कोल्हापूर रोड, पुणे-411003

30 DEC 2022

प्रथम मुद्रांक लिपीक कोणावर पुणे करितो!

AGREEMENT

This Agreement ("Agreement") is entered into as on 03/01/2023

Between

M/s. Sai Shradha Developers, a registered Partnership Firm having its registered office at Flat No .07,Ground floors ,Friends Paradise Society,Opp Vijaya Bank ,Shirole Road ,Deccan Pune-411003 (herein after referred to as the "Developer") Party No.1

AND

SWaCH Pune Seva Sahakari Sanstha Maryadi, 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").

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of Proposed Residential & Commercial Project - "Mariton Tower" Survey No 28/10/1, 28/10/2, 28/10/13, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon Bk, Pune-411046 (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

- The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity- 347 Kg/Day, E waste- 180 Kg/Month) 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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. Sai Shradha Developers

Through: [Signature] (Developer)

SWaCH Cooperative,


Through: Poonam v. sonawane [Signature] (Party No. 2)

NOTED AND REGISTERED AT SR. NO. 043/10/23 DATE 6 JAN 2023

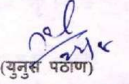
BEFORE ME

MANUMANT BHAGWAN TAKALE NOTARY GOVT. OF INDIA DIST. PUNE (MAHARASHTRA) Regd No. 16481, Exp. Dt. 3/27/2025

Garden NOC –

	<p>महापालिका सहाय्यक आयुक्त, धनकवडी - सहकारनगर कार्यालय, पुणे महानगरपालिका कार्यालयाचा पत्ता:- के.ड.भ.प.माधवराव शंकरराव बंदम भवन, स.नं. १३० व १३३, प्लॉट क्र. एक, के.राजीव गांधी मार्ग संरक्षण मार्ग, पीएमपीएल डेपोलगत, काळवाडी मंदिरामार्गे, पुणे सातारा रोड, नाशिक चौक, पुणे ४६. कार्यालयाचा संपर्क क्र. 02024319147, 02024317154 Email: dhankawadi@punecorporation.org विस्तारित क्रमांक - 25508900, 25508920</p>
<p>प्रोव्हिजनल एन.ओ.सी</p>	<p>जावक.क्र.-मसआ/धस/वृक्ष/२५०८ दिनांक:- २२/०९/२०२२</p>
<p>प्रति, उप अभियंता (बांधकाम विकास विभाग) फ़ोन क्र. ०२ पुणे महानगरपालिका यास...</p>	
<p>विषय:- स.नं. २८/१०/१, २८/१०/२, २८/१०/३, २८/१०/३, २८/१०/४, २८/१०/५, २८/१०/५अ, २८/११/२, २८/१२/२, २८/१४ आंबेगाव बु. पुणे. येथील बांधकामास प्रोव्हिजनल दाखला देणेबाबत.</p>	
<p>संदर्भ:- १) महाराष्ट्र (नागरी क्षेत्र) झाडांचे संरक्षण व जतन अधिनियम, १९७५ २) महाराष्ट्र (नागरी क्षेत्र) वृक्ष संरक्षण वसंवर्धन नियम, २००९ ३) मा.महापालिका आयुक्त जा.क्र.म.अ.जा/२३३ दि.२६/११/२००७ रोजीचे कार्यालयीन परिपत्रक ४) श्री. रमेश सरडा यांचा आ.क्र.४६६६ दि.०१/०८/२०१९ व १०/०९/२०२२ रोजीचा अर्ज.</p>	
<p>संदर्भ क्र. १ मधील कलम १९ (क) व संदर्भ क्र. २ मधील अनुसूची -१ कलम ७ (एच) क संदर्भ क्र. ३ ला अनुसरून खालील अटी व शर्तीस अधीन राहून, संदर्भ क्र.४ अन्वये केलेल्या अर्जानुसार विषयांकित मिळकतीस बांधकाम पूर्व ना-हरकत प्रमाणपत्र देणेत येत आहे.</p>	
<p>१) मिळकतीचे एकूण क्षेत्रफळ - १०.५००.०० चौ.मी.आहे. LAT १८°२७'२०" N व LONG ७३°५०'२५" E २) मिळकतीवरील अस्तित्वात असलेल्या एकूण वृक्षांची संख्या - ५३ (त्रेपन्न) ३) संदर्भ क्र. २ मधील अनुसूची -१, कलम ७ (एच) मधील प्रमाणकानुसार, वृक्षांची लागवड करताना, स्थानिक मृदू हवामान तसेच स्थानिक उपलब्ध वृक्षांच्या जाती विचारात घेवून अनुरूप असलेल्या संवर्गातील वृक्षांची निवड करण्याची काळजी घ्यावी. ४) वृक्षांना शिंपणासाठी, लगतच्या बगीच्यासारख्या सार्वजनिक जागेत कुंपनलीकांद्वारे प्राधान्याने पाणी उपलब्ध करावे. अशा स्थळांची योग्य निगा व सुव्यवस्था राखण्याच्या दृष्टीने अशा कूपनलिका किंवा विद्यमान कूपनलिकांचे पुनभरण संयुक्तीक वर्षा जलसंवर्धन यंत्रणेनुसार करावी. ५) नैसर्गिक आपत्तीमध्ये तग धरून राहण्याच्या दृष्टीने रस्त्याच्या कडेला वृक्षा रोपण करताना ज्यांची मुळे खोलवर जाणारी असतील, अशा वृक्षांची निवड करावी. ६) लन्डस्केपच्या डिझाईनमध्ये लवचिकता अपेक्षित असली तरी प्रमाणकानुसार लागवड करावयाच्या वृक्षांच्या किमान संख्येबाबतची तरतूद कठोरपणाने पाळणे आवश्यक आहे. ७) रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यांवर योग्य अंतरावर व योग्य जागी वृक्ष लागवड करणेत यावी तसेच वृक्षांच्या संरक्षणासाठी योग्य ती खबरदारी घेण्यात यावी.</p>	
<p>पान क्र.२ वर...</p>	

- ८) मिळकतीवर स्थानिक जातीच्या वृक्षांची लागवड करणेसाठी २ X २ फुट आकाराची जागा प्रत्येक ४ मी. अंतरावर सोडणे आवश्यक आहे व तशी जागा नकाशावर दाखविणे आवश्यक आहे.
९) वृक्ष पूर्ण काढणे / वृक्ष पुनारोपण करणेसाठी मा.वृक्ष प्राधिकरण समितीची पूर्व मान्यता घेणेची आवश्यकता आहे.
१०) सोबत जोडलेल्या नकाशाप्रमाणे अंतिम नकाशा मान्य करण्याच्या अटीवर व हॉर्टिकल्चर मिस्री यांचा दिनांक १०/०८/२०१९ व सहाय्यक उद्यान अधीक्षक यांचा दिनांक १६/०८/२०१९ रोजीचा प्राप्त अहवालावरून वृक्ष प्राधिकरण विभागाकडील बांधकाम पूर्व ना-हरकत पत्र देण्यात येत आहे.


 (युनुस पठोण)

महापालिका सहाय्यक आयुक्त
 तथा वृक्ष अधिकारी
 धनकवडी-सहकारनगर कार्यालय
 पुणे महानगरपालिका

प्रत:- १) मा.सदस्य सचिव, वृक्ष प्राधिकरण विभाग घोले रोड शिवाजीनगर क्षेत्रीय कार्यालय आवार पुणे महानगरपालिका.

यांजकडे माहितीसाठी...

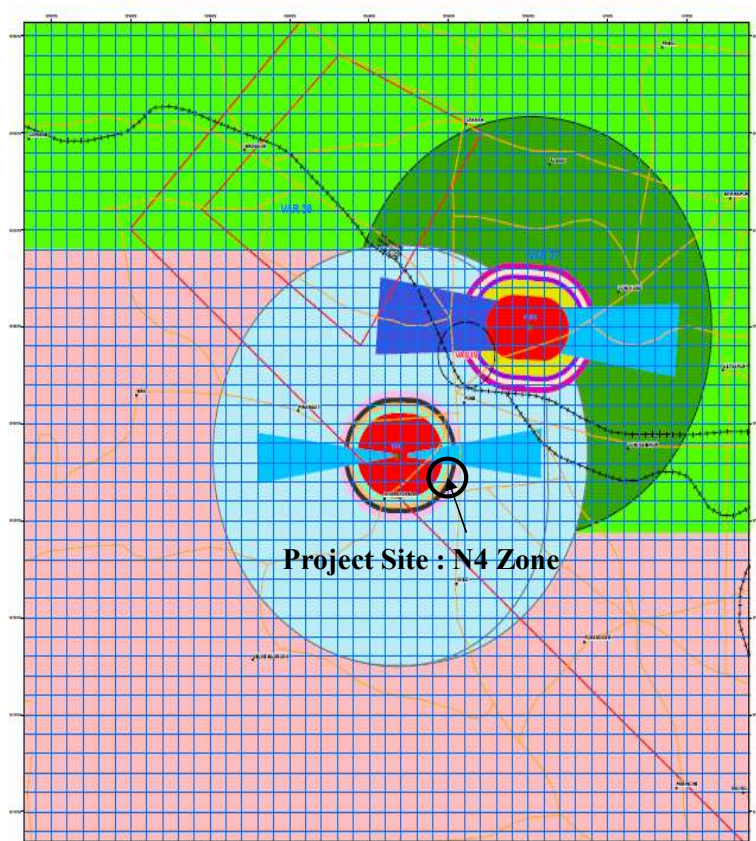
२) श्री. रमेश सरडा स.नं. २८/१०/१, २८/१०/२, २८/१०/३, २८/१०/३, २८/१०/४, २८/१०/५, २८/१०/५अ, २८/११/२, २८/१२/२, २८/१४ आंबेगाव बु. पुणे.

CZZM Map

LEGENDS FOR NDA

- N1 ZONE (UPTO 4 KM)
- N2 ZONE (4001M-4500M)
- N3 ZONE (4501M-5000M)
- N4 ZONE (5001M-5500M)
- N5 ZONE (5501M-6100M)
- N6 ZONE (6101M-20KM)
- N7 ZONE (BEYOND 20KM FROM ARP)
- N8 ZONE (T/O & APP SURFACE FOR RW 09 & 27)

COLOUR CODED ZONING MAP
AIR FORCE STATION PUNE & NDA
(AERODROME ELEVATION OF PUNE 592.048 M AMSL
AERODROME ELEVATION OF NDA 586.893 M AMSL)



LEGENDS

SCALE: 1:150,000
 (1 CM = 1,500 METERS)

CCZM FOR NDA

- (a) If the proposed building/structure is falling under N1 zone (upto 4 KM) then for buildings/structures with top elevation higher than 632 Meters AMSL, applications for NOC are to be filed with IAF. In addition, any construction within 1 KM of boundary wall of NDA, irrespective of height of building/structure, applicant shall furnish application for seeking NOC from IAF.
- (b) If the proposed building/structure is falling under N2 zone (4001 M – 4500 M) then for buildings/structures with top elevation higher than 632 Meters AMSL, applications for NOC are to be filed with IAF.
- (c) If the proposed building/structure is falling under N3 zone (4501 M – 5000 M) then for buildings/structures with top elevation higher than 657 Meters AMSL, applications for NOC are to be filed with IAF.
- (d) If the proposed building/structure is falling under N4 zone (5001 M – 5500 M) then for buildings/structures with top elevation higher than 682 Meters AMSL, applications for NOC are to be filed with IAF.
- (e) If the proposed building/structure is falling under N5 zone (5501 M – 6100 M) then for buildings/structures with top elevation higher than 707 Meters AMSL, applications for NOC are to be filed with IAF.
- (f) If the proposed building/structure is falling under N6 zone (6101 M – 20 KM) or N7 zone (Beyond 20 KM from ARP) then for buildings/structures with top elevation higher than 737 Meters AMSL, applications for NOC are to be filed with IAF.
- (g) If the proposed building/structure is falling under N8 zone (Take off/Approach surface for Rw 09 & 27) then irrespective of height of building/structure, applicant shall furnish application for seeking NOC from IAF.
- (h) Cases falling under Shielding Criteria, irrespective of height of building/structure applicant shall furnish application for seeking NOC from IAF.

Aviation NOC

Tele: 079-23242700/7740

Reqd Post

CATCO Office
HQ SWAC, IAF
VSN, Chiloda, Gandhinagar
Gujarat-382042

SWAC/2564/6/2775/ATS (BM)

27 May 21

Sai Shraddha Developer
Plot No. 624, Sindh Society,
Aundh, Pune(Maharashtra)-411007
Mob-8830450611/9766279990

NOC FOR CONSTRUCTION OF BUILDING

Sir,

- Please refer your application on the subject.
- The application has been examined within provisions mentioned under Section 5(2) of Gazette of India GSR 751 (E) read in conjunction with Sub Section (1) Clause (o) & Clause (r) of Sub Section 2 of Section 5 read with Section 9 A of Aircraft Act 1934, Works of Defence Act 1903 and other relevant orders on the subject. HQ SWAC has "No - Objection" for construction of building for a height of **48.70m AGL or 713.10 AMSL** (including all projection) at Survey No . 28/10/1,28/10/2,28/10/1/3,28/10/3,28/10/4,28/10/5,28/10/5A,28/11/2,28/12/2,28/14, Vill – Ambegaon (BK), Taluka-Haveli, Dist- Pune ,(Maharashtra)-411046, subject to following conditions:
 - The NOC is for construction of building and cannot be used as document for any other purpose / claim whatsoever, including ownership of land.
 - The applicant is responsible to obtain NOC/ all statutory clearances from AAI / State Govt / Municipalities / any other concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other Defence Establishment in the vicinity of proposed construction.
 - The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. However, at any stage, if it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - The issue of the NOC is further subject to the provisions of Sec 9 A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
 - Vertical extent (highest point) of the building proposed at coordinates mentioned below shall not exceed **48.70m AGL or 713.10 AMSL** whichever is lower. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightning Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Pillar No	Latitude	Longitude	Site Elevation
1	18°27'22.13" N	73°50'24.64" E	663.8M AMSL
2	18°27'22.41" N	73°50'27.70" E	663.8M AMSL
3	18°27'22.77" N	73°50'30.70" E	663.7M AMSL
4	18°27'23.19" N	73°50'33.76" E	663.2M AMSL
5	18°27'23.19" N	73°50'34.07" E	663.3M AMSL
6	18°27'22.89" N	73°50'34.09" E	662.9M AMSL

2

7	18°27'22.51" N	73°50'31.05" E	663.4M AMSL
8	18°27'22.10" N	73°50'27.70" E	663.6M AMSL
9	18°27'20.97" N	73°50'27.81" E	663.7M AMSL
10	18°27'20.98" N	73°50'28.15" E	664.4M AMSL
11	18°27'20.55" N	73°50'28.25" E	663.7M AMSL
12	18°27'20.40" N	73°50'25.19" E	663.5M AMSL
13	18°27'20.33" N	73°50'24.15" E	663.7M AMSL
14	18°27'21.54" N	73°50'27.21" E	663.7M AMSL

(f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rules, 2016 / Gazette Notification SO 1357 (E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant prior to the construction of building. The same needs to be confirmed and given as undertaking in commencement certificate, as it is for the purpose of avoiding bird activity. The garbage/waste disposal plan shall be shown to the Air Officer Commanding or his nominated representative at AF Station Pune on installation or whenever demanded.

(h) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.

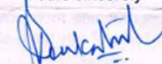
(j) The commencement and completion certificate on construction including installation of obstruction lights shall be intimated to AOC, AF Station Pune. Failure to render these certificates by the applicant within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid only for five years from the date of its issue. If the building is not constructed and completed within this period, the applicant shall be required to obtain a fresh/ extension of NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

(l) The applicant shall obtain necessary security clearances from MHA/IB prior to employing any foreign national at the site.

(m) The NOC will be null and void if the construction is found to be in deviation from the submitted proposal and the event of non-adherence to the above mentioned conditions.

Yours sincerely



(S Venkatesh)
Wing Commander
Command ATC Officer

The project falls under N4
Zone with permissible AMSL
Height limit - 682 m

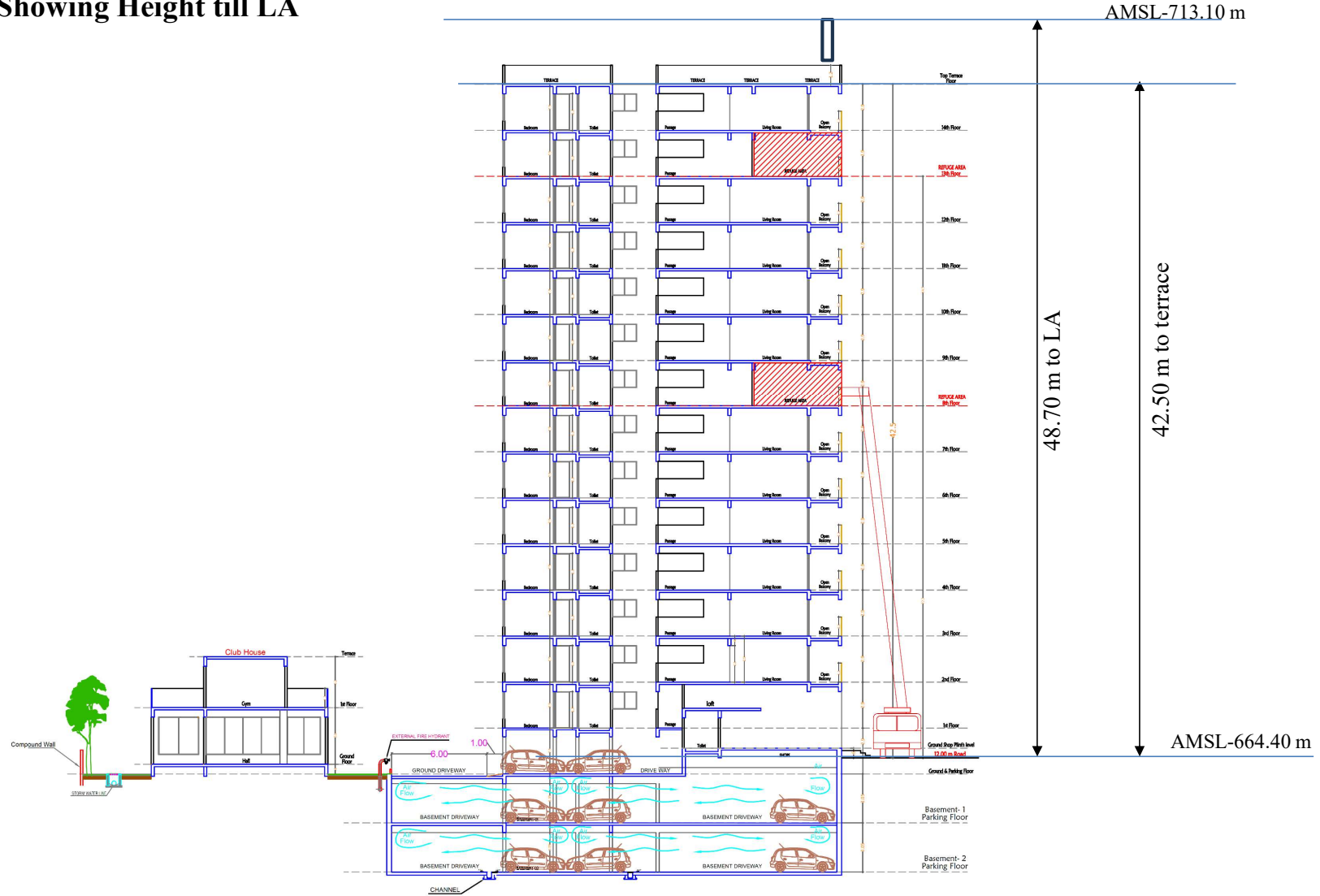
Permissible Height as per
Aviation NOC- 713.10 m

Total AMSL Height of
building : 713.10 m.

Proposed Building height :
42.50 m
Proposed Up to LA: 48.70 m

1740

Section Showing Height till LA



INDEMNITY BOND



महाराष्ट्र MAHARASHTRA 2022 BT 961867

4 JAN 2023
बन्. क्र. 1609 दि. मु. नु. रकम 500
वस्तु का प्रकार: 1 Bond
वस्तु नोंबणी करकार आदत का: रोप / नारी
मुद्रांक विकत घेमान्याचे नाव: Sai Shradha Developers
वस्तु: Deccan PUNE SEAC III Environment Department
वस्तुच्या पक्षकाराचे नाव: The Chairman
हस्तक्षेपकर्त्याचे नाव व पत्ता: P. Sandbhor pune

4 JAN 2023

मी, सुचेंता मुद्दाम रेड्गाडे
परवाना क्र. 2201192
मुद्रांक विकत घेमान्याची सही 412/2, बुधवार पेठ, पुणे, 2
या कारणासाठी म्हांनी मुद्रांक खरेदी केला आहे त्याच कारणासाठी
मुद्रांक खरेदी केलापासून व मंजूरता वारपणे बंधनकारक आहे.



INDEMNITY BOND

THE DEED OF INDEMNITY is made at Pune on 04.01.2023



BETWEEN

M/s. Sai Shradha Developers
Sr No. 28/10/1, 28/10/2, 28/10/3, 28/10/3, 28/10/4, 28/10/5,
28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune
AND
The Chairman SEAC-III/SEIAA, Environment Department,
Government of Maharashtra,
Mumbai.

We M/s. Sai Shradha Developers having Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune, Maharashtra bearing total plot area of 10497.28 sq. m and title deeds, and documents submitted to the Environmental department are true and correct and have no any legal consequences.

We hereby indemnify to The Chairman SEAC-III/SEIAA, Environment Department, Government of Maharashtra, for any legal consequences arises and account of disputes in respect of ownership of the land & Environmental clearance documents for or project at bearing at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune, Maharashtra.

M/s. Sai Shradha Developers
Mr. Ramesh Sarda.



ATTESTED
Adv. Babasaheb Ingawale
GOVERNMENT OF INDIA

Noted & Registered
At. Sr. No. 12/10

5 JAN 2023

Commitment letters-Energy

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

Date –

Date : 06.09.2023

To,
The Chairman
SEAC-III, Environment Department
Govt. of Maharashtra
Mumbai

We M/s. **Sai Shraddha Developers** here by agree and undertake to implement/provide facilities in our project indicated in the schedule attached hereto, along with supporting calculations annexed.

1. We shall not only comply with ECBC norms laid down for generation of energy but also try to maximize utilization of the available terrace area to the maximum extent for renewable energy generation as well as water heating.
2. We shall also install latest available gadgets to make optimum use of power and mitigate all power losses.
3. We shall provide DG (with automatic switching on/off) backup which shall be equal to or more than 10 % of maximum demand or equal to all emergency requirements like Fire Fighting Pumps, Fire Lifts, emergency lighting, water Pumps, STP, solid waste Treatment Plant, Water Treatment Plant etc whichever is higher.
4. Clear road approach of required width for transformer and DG set to facilitate maintenance of these equipment's shall be provided.

M/s. Sai Shraddha Developers


Mr. Ramesh Sarda
Enclosed – Detailed sheet.



Commitment letters- separate energy meter for environmental equipments

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

Date –

Date : 06.09.2023

To,
The Chairman
SEAC III, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai

Subject - Commitment by PP to provide separate energy meters for environmental equipment's & DG set back up for all pollution control devices for Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers

Respected Sir,


This is with reference to above mentioned subject; we hereby declare that, we will provide separate energy meters for environmental equipment's & DG set back up for all pollution control devices.


We request you to consider this commitment and grant the Environmental Clearance to our project.

Thanking You.

Yours Sincerely,

M/s. Sai Shraddha Developers


Mr. Ramesh Sarda



Commitment letters- To achieve treated water parameters

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

Date -

Date 06.09.2023

To
The Chairman
SEAC III, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai

Subject - Commitment by PP to achieve STP treated water parameters as per Environment (Protection) Rule, 1986 for Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers.

Respected Sir,

This is with reference to above mentioned subject, we hereby declare that, we will achieve STP treated water parameters as per Environment (Protection) Rule, 1986. To fulfil the requirements in this regard we have STP of MBBR Technology & operation & maintenance is monitored.

It is also noted that the treated sewage water shall meet the following parameters before entering the drainage system:

Sr. No.	Design Parameters	Inlet Characteristics	Outlet Characteristics	Permissible limit for discharge to inland surface water per schedule 6 of EP Act, 1986	Permissible Limit for discharge as per NGT order no. 1069/2018 dated 30.04.2019 Metropolitan city
1.	pH	6.5-8.5	6.5-8.5	5.5-9.0	5.5-9.0
2.	Oil & Grease (mg/l)	15	<5	<10	As per EP Act,1986
3.	Biological Oxygen Demand (BOD) (mg/l)	300	<10	<30	<10
4.	Chemical Oxygen Demand (COD) (mg/l)	400	<30	<250	<50
5.	Total Suspended Solid	250	<10	<10	As per EP Act,1986

	(TSS) (mg/l)				
6.	Total Nitrogen (mg/l)	45-50	<50	<100	<10
7.	Nitrate (mg/l)	10-50	5	<10	As per EP Act,1986
8.	Dissolve PO4 (mg/l)	2.5	0.8	<5	≤1.0
9.	Fecal Coliform (MPN/100 ml)	10/100	NIL	N D	Desirable -100 Permissible-230
10.	Detergent (ppm)	2	NIL	<5	As per EP Act,1986
11.	Floating Matter (ppm)	NA	NIL	<10	As per EP Act,1986
12.	Bio-assay Test	-	Within limit	90% survival in 100% treated effluent per 96hr	As per EP Act,1986
13.	Total residual chlorine, mg/l max	0.2-0.5	Within limit	1.0	As per EP Act,1986
14.	Ammonical nitrogen (as N),mg/l, max.	10	10	10	As per EP Act,1986
15.	Total kjeldahl nitrogen (as N),mg/l, max. mg/l, max.	10	Within limit	100	As per EP Act,1986
16.	Free ammonia (as NH3), mg/l,max.	10	Within limit	5.0	As per EP Act,1986
17.	Arsenic(as As).	-	Within limit	0.2	As per EP Act,1986
18.	Mercury (As Hg), mg/l, max.	0.092	Within limit	0.01	As per EP Act,1986
19.	Lead (as Pb) mg/l, max	Negligible	Within limit	0.1	As per EP Act,1986
20.	Cadmium (as Cd) mg/l, max	Negligible	Within limit	2.0	As per EP Act,1986
21.	Hexavalent chromium (as Cr + 6),mg/l, max.	Negligible	Within limit	0.1	As per EP Act,1986
22.	Total chromium (as Cr) mg/l, max	Negligible	Within limit	2.0	As per EP Act,1986
23.	Copper (as Cu)mg/l, max.	Negligible	Within limit	3.0	As per EP Act,1986
24.	Zinc (as Zn) mg/l, max.	0.8	0.8	5.0	As per EP Act,1986
25.	Selenium (as Se)	Negligible	Within limit	0.05	As per EP Act,1986
26.	Nickel (as Ni) mg/l, max.	Negligible	Within limit	3.0	As per EP Act,1986
27.	Cyanide (as CN) mg/l, max	Negligible	Within limit	0.2	As per EP Act,1986
28.	Fluoride (as F) mg/l, max	0.8-1.0	0.8-1.0	2.0	As per EP Act,1986
29.	Dissolved phosphates (as P),mg/L max	0.2	0.2	5.0	As per EP Act,1986
30.	Sulphide (as S) mg/l, max.	NA	NA	2.0	As per EP Act,1986
31.	Phenolic compounds (as Col150I)ug/l, max.	NA	NA	1.0	As per EP Act,1986
32.	Manganese mg/l	0.15	0.15	2	As per EP Act,1986
33.	Iron (as Fe) mg/l	0.3	0.3	3	As per EP Act,1986
34.	Vanadium (as V) mg/l	-	-	0.2	As per EP Act,1986

35.	Nitrate Nitrogen mg/l	-	-	10	As per EP Act,1986
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We request you to consider this commitment and grant the Environmental Clearance to our project.

Thanking You

Yours Sincerely,

M/s. Sai Shraddha Developers

Mr. Ramesh Sanda



Commitment letters- Top Soil Preservation

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

Date –

To, Date : 06.09.2023
 The Chairman
 SEAC III, Maharashtra State
 Environment Department
 Govt. of Maharashtra
 Mumbai

Subject: Commitment by PP regarding top soil preservation which will be generated from Proposed Residential & Commercial Project at S No. 69/5C/1 & 69/5C/4/1, Hadapsar, Pune by M/s. Vishwas Developers and Builders



Respected Sir,

This is with reference to above mentioned subject; we hereby declare that, the top soil generated has been preserved & will be reused for landscape development within site.

We request you to consider this commitment and grand the Environmental Clearance to our project.

Thanking You,
 Yours Sincerely,

M/s. Sai Shraddha Developers


 Mr. Ramesh Sarda 

Commitment letters- Not to plant Allergic trees

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

Date –

To, Date : 06.09.2023
 The Chairman
 SEAC III, Maharashtra State
 Environment Department
 Govt. of Maharashtra
 Mumbai

Subject: Commitment by PP to not to plant any allergic trees on Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers

Respected Sir,

This is with reference to above mentioned subject; we hereby declare that, we will plant trees which help to increase biodiversity in the premises like fruit bearing plants & we will ensure that no plant that cause allergies will be planted on proposed site.

We request you to consider this commitment and grand the Environmental Clearance to our project.

Thanking You,
 Yours Sincerely,

M/s. Sai Shraddha Developers


 Mr. Ramesh Sarda 

Commitment letter- Maintenance of all Pollution Control Equipment's

Commitment letters- Provision of Labour camp with facilities and Responsibility of their hygiene and safety

Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

To
The Chairman
SEAC III, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai

Date : 06.09.2023

Subject - Commitment by PP to include condition of "maintenance of all Pollution Control Equipments" and "functioning of Environment Monitoring Cell" in MOU with society for Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers

Respected Sir,

This is with reference to above mentioned subject; we hereby ensure that, we will include condition of "maintenance of all Pollution Control Equipments" and "functioning of Environment Monitoring Cell" in MOU with society.

We request you to consider this commitment and grant the Environmental Clearance to our project.

Thanking You.

Yours Sincerely,

M/s. Sai Shraddha Developers

Mr. Ramesh Sarda




Sai Shraddha Developers

7, Ground Floor, Friends Paradise, in front of Vijaya Bank, shirole Road, Deccan, Pune. 411004.

To,
The Chairman
SEAC III, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai

Date : 06.09.2023

Subject - Commitment by PP regarding provision various facilities will be provided for labours of Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers

Respected Sir,

This is with reference to above mentioned subject; we hereby ensure you that we have been made a provisions of Drinking water supply through potable water tankers, mobile toilets & waste bins for collection of solid waste generated for labours which are present during construction phase of the project.

We request you to consider this commitment and grant the Environmental Clearance to our project.

Thanking You.

Yours Sincerely,

M/s. Sai Shraddha Developers

Mr. Ramesh Sarda




1746

THANK YOU



16.	SIA/MH/INFRA2/433369/2023	Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers
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Representative of PP was present during the meeting along with environmental consultant M/s. J. M. Enviro Net Pvt. Ltd.

It is noted that, the PP has submitted the application for prior environment clearance under Violation category for proposed project with total plot area of 10497.28 m², FSI area of 25510.11 m², Non FSI area of 18315.85 m² and total BUA of 43825.96 m².

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/433369/2023
2	Name of Project	Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers
3	Project Category	Category 'B2', Activity 8(a)
4	Type of institution	Private
5	Name of Project Proponent	Name: Mr. Ramesh Sarada Address: 7, Ground Floor, friends paradise, in front of Vijaya bank, Shirole road, Deccan, Pune - 411004
6	Name of Consultant	J. M. EnviroNet Pvt. Ltd.
7	Applied for	Expansion
8	Details of Previous EC	Environmental Clearance vide no. SEIAA-EC-0000002324 dated 21.07.2020
9	Location of the project	Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune
	Taluka	Haveli
	Village	Ambegaon (Bk),
	District	Pune
10	Latitude & Longitude	Latitude -18°27'21.13"N Longitude - 73°50'26.46"E
11	Total Plot Area (m ²)	10497.28 sq. m
12	Deductions (m ²)	3219.34 sq. m
13	Net Plot area(m ²)	7277.94 sq. m
14	Proposed FSI area (m ²)	25510.11 sq. m
15	Proposed Non FSI area (m ²)	18315.85 sq. m
16	Proposed Total Built-up Area (FSI & Non-FSI) (m ²)	43825.96 sq. m
17	Total built up area (m ²) approved till date	43825.96 sq. m as per IOD received.

Member Secretary

Chairman

18	Ground coverage (m ²) & %	--		
19	Total Project Cost (Rs.)	Rs. 108.31 Cr.		
20	CER as per MoEF & CC circular dated 01/05/2018	--		
21	Number of buildings & its configuration:			
	SN	Building Name	Configuration	Height (m)
	1	Wing A	BP2+BP1+GP/G+14 floors	42.50 m
	2	Wing B	BP2+BP1+GP/G+14 floors	42.50 m
	3	Wing C	BP2+BP1+GP/G+14 floors	42.50 m
	4	Club house	Ground + 01 floor	--
22	Number of tenants and shops	Residential Flats – 291 flats Commercial shops		
	Number of expected residents/users	Residential - 1455 persons Commercial population: 372 persons.		
23	Water Budget			
	Dry Season (CMD)		Wet Season (CMD)	
	Fresh water (CMD):	140.25	Fresh water (CMD):	140.25
	Recycled water-Flushing (CMD):	72.92	Recycled water-Flushing (CMD):	72.92
	Recycled water-Gardening (CMD):	11.6	Recycled water-Gardening (CMD):	00
	Swimming pool makeup (Cum):	0	Swimming pool makeup (Cum):	0
	Total Water Requirement (CMD)	224.77	Total Water Requirement (CMD)	213.17
	Waste water generation (CMD)	191.85	Waste water generation (CMD)	191.85
24	Water Storage Capacity for Firefighting /UGT (m ³)		200 KLD	
25	Source of water		PMC	
26	Rain Water Harvesting (RWH)	Level of the Ground water table:		5 to 7 m BGL in Post Monsoon 8 to 10 m BGL in Pre monsoon
		Size and no of RWH tank(s) and Quantity:		NA
		Location of the RWH tank(s):		NA
		Quantity of recharge pits:		04 pits
		Size of recharge pits :		2.00 m. X 2.00 m. X 2.00 m. Depth With a dia of 160 mm and 60 m depth

Member Secretary

Chairman

	Details of UGT tanks if any:	Domestic Tank Fire Tank	264.5 KLD 200 KLD
27	Sewage and Waste water	Sewage generation in CMD: STP technology: Capacity of STP (CMD):	191.85 KLD MBBR 220 KLD
28	Solid Waste Management during Construction Phase	Total waste- 20 kg/d Dry waste- 10 kg/d Wet waste- 10 kg/d	
	Solid Waste Management during Operation Phase:	Type	Quantity (kg/day)
		Dry waste:	347 kg/day
		Wet waste:	474 kg/day
		Hazardous waste:	NA
		BMW	--
		E-Waste	06 kg/day
		STP Sludge (Dry)	19 kg/day
			Treatment/disposal Handed over to Swach OWC proposed NA -- Handed over to Swach Used as manure after OWC Treatment
30	Green Belt Development	Total RG area (m2):	Total RG area: 859.09 sq. m
		Existing trees on plot	45 nos'
		Number of trees to be planted	115 nos'
		No of trees to be cut	00
		Number of trees to be transplanted	00
		No of trees to be protected	45
31	Power Requirement	Source of power supply:	MSEDCL
		During Construction Phase: (Demand Load)	30 KW
		During Operation phase (Connected load):	2128 KW
		During Operation phase (Demand load):	988 KW
		Transformer:	2 x 630 KVA
		DG set:	320 KVA
		Fuel used:	HSD
32	Details of Energy saving:	Sr.	Energy Conservation Measures
		1	Energy efficient Solar lighting for landscape & driveway+ common area lighting + Solar Hot water system + Solar PV panel
			Saving%
			20 %
33	Environmental Management Plan budget during Construction Phase	S.	Attributes
		1	Air
		2	Land
		3	Env. Mgt.
		Parameter	Cost per annum (Rs. In Lacs)
		Dust Suppression	Rs. 1,06,000 /-
		Site Sanitation & Safety	Rs. 26,500/-
		Environmental Monitoring	Rs. 1,56,000/-

Member Secretary

Chairman

	4	Health - safety	Disinfection and Health Check-ups	Rs. 88,000 /-	
	Total			Rs. 3,76,500/-	
34	Environmental Management Plan budget during Operation phase				
	Sr	Component	Description	Capital (Lac)	O&M (Lacs/y)
	1	Sewage Treatment Plant	STP -MBBR	Rs.25,00,000/-	Rs.5,00,000 /-
	2	Solid Waste Management	OWC proposed	Rs. 14,50,000 /-	Rs. 3,39,420 /-
	3	Bio-medical waste	--	Rs. 1,00,000/-	--
	4	Rain Water Harvesting	RWH pits	Rs. 12,50,000/-	Rs. 30,000/-
	5	Green Belt Development	Trees proposed	Rs. 1,23,63,147 /-	Rs. 3,01,968 /-
	6	Energy	Solar PV panels & solar hot water	Rs. 47,19,000 /-	Rs. 2,35,950 /-
	7	Environmental Monitoring	Environmental Monitoring	–	Rs. 2,80,000/-
	8	Basement Ventilation	Provision of mech. ventilation	Rs. 8,50,000 /-	Rs. 1,70,000 /-
35	Traffic Management				
	Type	Reqd as per DCR	Actual provided	Area	
	4-wheeler	179	183	12.5 sq. m per car as per rule	
	2 – wheeler	796	798	2 sq. m per 2-wheeler as per rule	
	Cycle	--	--	--	
36	Details of Court cases / litigations w.r.t. the project and project location if any.				No

Deliberations:

PP stated that, the application is for expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune under Violation Category.

The PP holds earlier Environmental Clearance vide no. SEIAA-EC-0000002324 dated 21.07.2020 for the total construction built up area of 29146.19 m² (FSI- 16845.09 m² + NON FSI – 12301.10 m²).

PP has received TOR under violation category from SEIAA in its 260th meeting held at 02.05.2023 for carrying out Environmental Impact Assessment. Accordingly, PP has carried out EIA studies for Expansion of Environmental Clearance on 21.02.2023 for total construction built up area of 43825.96 sq. m (FSI 25510.11 m² +Non FSI 18315.85 m²).

Member Secretary**Chairman**

The Comparative statement is as below:

Sr. No	Particulars	Details as per earlier EC issued by MoEF – 2020 (Areas in sq.mt)	Proposed Modification in EC (Areas in sq.mt)
1	Total Plot area	10497.28	10497.28
2	Deductions	3219.34	3219.34
3	Net Plot Area	7277.94	7277.94
4	FSI area	16845.09	25510.11
5	Non FSI area	12301.10	18315.85
6	Total construction BUA	29146.19	43825.96
7	Building Configuration	Wing A : Basement Parking + Ground floor + 2 Parking floors + 15 floors	Wing A : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors
		Wing B : Basement Parking + Ground floor + 2 Parking floors + 15 floors	Wing B : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors
		–	Wing C : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors
		Commercial shops : Ground floor	Commercial shops : Ground floor
		Club house : G+01 floor	Club house : G+01 floor
8	No. of tenements & Population	Residential : 210 flats Commercial Shops Population : Residential – 1050 no's Commercial population – 253 persons	Residential : 291 no's Commercial shops Population : Residential – 1455 no's Commercial population – 372 persons
9	Water requirement	Fresh water : 101 KLD Flushing water : 51 KLD Gardening water : 11.6 KLD Total water requirement : 163.6 KLD	Fresh water : 140.25 KLD Flushing water : 72.92 KLD Gardening water : 11.6 KLD Total water requirement : 224.77 KLD

10	UGT	Domestic & drinking tank Capacity : 151.72 KLD Fire tank Capacity : 150 KLD Provision of 01 no's of UGT	Domestic & drinking tank Capacity : 264.5 KLD Fire tank Capacity : 200 KLD Provision of 01 no's of UGT
11	Waste water generation & STP provided	Waste water generation : 137 KLD STP capacity : 140 KLD STP technology : MBBR	Waste water generation : 191.85 KLD STP capacity : 220 KLD STP technology : MBBR
12	Rain water Harvesting	Rain water harvesting tank : NA Recharge pits : 04 no's Size : 2 x 2 x 2 M	Rain water harvesting tank : NA Recharge pits : 04 no's Size : 2 x 2 x 2 M
13	Solid waste generation , STP Sludge & OWC capacity	Wet – 353.85 kg/day Dry – 226.65 kg/day STP Sludge : 10 kg/day OWC capacities : 400 kg/day	Wet – 474 kg/day Dry – 347 kg/day STP sludge : 19.1 kg/day OWC capacities- 500 kg/day
14	Green Belt Development	RG area provided on ground : 859.09 sq. m No of trees- 160 no's (Proposed – 115 + Existing – 45)	RG area provided on ground : 859.09 sq. m No of trees- 160 no's (Proposed – 115 + Existing – 45)
16	Energy	Connected load : 1117 KW Maximum demand : 506 KW DG set : 1 x 200 KVA No. of transformer : 1 x 630 KVA	Connected load : 2128 KW Maximum demand: 988 KW Transformers : 2 x 630 KVA DG sets : 320 KVA

Member Secretary

Chairman

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.

Project Details:

1	Name and address of Project	Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers	
2	Name of Directors	M/s. Sai Shraddha Developers	
3	Total construction completed (built-up area as per EC notification):	Total Construction completed on site = 37064 sq. m	
4	Total construction proposed, built-up area as per EC notification	Total Proposed BUA = 43825.96 sq. m	
5	Whether the project has any EC; if yes, give details including approved built up area	Yes. Earlier Environmental Clearance vide no. SEIAA-EC- 0000002324 dated 21.07.2020 for the total construction built up area of 29146.19 Sq. m	
6	Total cost of the project and total cost of the project already executed? Also, give total cost of the project constructed without EC.	Total Project Cost	Rs. 108.31 Crore
		Cost of Project Constructed without EC	Rs. 21.08 Crore
7	Date of commencement of project	The project has received earlier Environmental Clearance vide no. SEIAA-EC-0000002324 dated 21.07.2020 against sanction received by PMC vide letter no CC/2424/19, dated 10.01.2020	
8	Date of violation of EC regulation (please justify with documentary evidence)	10.01.2020- Date of 1st CC	
9	Date of first submission of information of such violation to the SEIAA or SEAC, if self-notified,	21.02.2023 - Date of application under violation	

Member Secretary

Chairman

	along with stoppage of construction work	
	No. of days of violation (9-8)	1138 days (Days are considered from 10.01.2020 to 21.02.2023)
10	Name and address of Environmental consultant, with date of engagement of such consultant	M/s. J M EnviroNet Pvt Ltd
11	Any other case of EC violation is reported or pending or decided earlier for projects where any of the directors are involved? If yes, give details	No
12	Any court case related to EC violation pending or decided against any of the directors including High Court, NGT and sessions court?	No
(A) Description of activities contributing to the environmental damage and degradation:		
(a) Demolition, site preparation		
1	Whether any demolition work was carried out prior to EC? If yes what is date of commencement of demolition and also date of completion of demolition?	No
2	Whether such demolition or site had some asbestos, industrial waste or contaminated soil or hazardous waste etc. and if yes, how these types of waste have been segregated and disposed?	Not Applicable
3	If the project is located on any industrial site, whether any due diligence or environmental status of site was assessed? If yes, give details	Not Applicable
4	State the quantity of demolition waste disposed from the site, including quantity and disposal location along with location map and photographs	Not Applicable
5	Any air quality (including noise) monitoring done during demolition work? If yes, results	Not Applicable
6	Whether building plan and layout approved and permission from local authorities is taken to commence the work prior to demolition work	Not Applicable

(b) Construction of Project

1	Date of commencement of construction and completion of construction, if any	01.11.2020
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Member Secretary

Chairman

2	Whether the construction carried out is strictly as per the sanction plan given by concerned local authority?	Additional area constructed over valid Sanction- 7917.81 sq.mt																																								
3	In the additional construction, how much construction material including, sand, bricks, cement etc. was required to be transported? No. of trucks and its average haulage?	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Type</th> <th>Quantity</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Sand</td> <td>2770</td> <td>Tonne</td> </tr> <tr> <td>2</td> <td>Steel</td> <td>6200</td> <td>Tonne</td> </tr> <tr> <td>3</td> <td>Cement</td> <td>4212</td> <td>Cum</td> </tr> <tr> <td>4</td> <td>AAC Blocks</td> <td>185182</td> <td>No.</td> </tr> <tr> <td>5</td> <td>Tiles</td> <td>20285</td> <td>Sq. mt.</td> </tr> <tr> <td>6</td> <td>Glass</td> <td>9225</td> <td>Sq. mt.</td> </tr> <tr> <td>7</td> <td>Wood</td> <td>1455</td> <td>Tonne</td> </tr> <tr> <td>9</td> <td>Aluminium</td> <td>20772</td> <td>Tonne</td> </tr> <tr> <td>10</td> <td>Gypsum</td> <td>448</td> <td>Sq. Mt.</td> </tr> </tbody> </table>	Sr.	Type	Quantity	Unit	1	Sand	2770	Tonne	2	Steel	6200	Tonne	3	Cement	4212	Cum	4	AAC Blocks	185182	No.	5	Tiles	20285	Sq. mt.	6	Glass	9225	Sq. mt.	7	Wood	1455	Tonne	9	Aluminium	20772	Tonne	10	Gypsum	448	Sq. Mt.
Sr.	Type	Quantity	Unit																																							
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4	How many labors were engaged in construction, average per day?	40 Labour on average per day																																								
5	Whether, the additional construction work, over and above valid EC, if so available, has any additional ground foot print? If yes please state, ground foot print in sqm. As per EC approved layout and current proposed layout?	Additional area constructed over valid EC- 7917.81 sq.mt.																																								
6	Whether the expansion was carried out simultaneously with EC approved work? If not give details of time frame? If yes, please give incremental additional time required for construction of additional area	Till December 2023																																								
7	Is there any change in foundation design, i.e. depth of foundation, basement etc. that were done due to additional area? If yes, what is the additional soil quantity excavated for such incremental foundation depth? Where it is disposed?	Total Excavation Quantity : 22016.91 cum Reuse of excavated quantity– 1762.86 cum for side margin, road development, plot levelling, etc. Excess debris quantity- 20254.05 cum has already been handed over to authorized vendor.																																								
8	What is the quantity of top soil removed and how it is managed?	722 cum of top soil is removed and it is preserved and reused for landscaping																																								

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9	Also, if water is encountered at such foundation depth, what is the volume of water pumped for such additional depth of excavation?	No	
10	How much additional water was required for curing and construction purpose? Source of water?	6640	KL
11	Rain Water harvesting details	No. of recharge pits: 04 Nos.	
		Size of pits: 2×2×2 M	
12	Solar light, water heating details (Solar Water Provision in KLD)	74.90	KLD
13	Use of fly ash bricks ensured? Details thereof	Fly Ash Bricks of 2500 cum	
14	Whether any noise or air pollution control measures taken, if so what are they?	Barricading along the periphery of site, regular sprinkling of water etc.	
15	Whether any air quality and noise level monitoring done during construction stage, if yes attach results	No	
16	Whether any third-party rights are created on the construction without EC?	--	
17	Whether any of the construction without EC has already been occupied? If yes, number of families had given such occupation.	No	
	Also give total commercial area being used presently. Also state type of commercial activity i.e. offices, shops, hotels, restaurants etc.		
18	How many flats sold which are in the area of EC violation and total sale value of such flats	Nil	

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19	How much commercial area sold which is in area of EC violation and total sale value of such commercial area.	Nil
(c) Commissioning of project		
1	Date of when the project was made operational either by giving possession of residential or commercial areas of the Project?	Construction not completed yet.
2	How many families are staying in project?	00
3	What is total water supply to project, source and quality	140.25 KLD - Source PMC
4	Total sewage generation m3/d	191.85 KLD
5	STP details	STP of 220 KLD capacity is under construction
6	Treated waste-water disposal	Excess treated water disposal at Sewer Line
7	Any DG sets, are they complying the norms	Yes, according to Norms

(B) Assessment of Environmental Damages			
Attributes	Scope of saving on account of environmental protection measures	EMP cost	
		Recurring cost,	Non-recurring
			Cost (Rs.)
Air Pollution	Water requirement for sprinkling (KL/day)	Rs. 281.65/- 5KLD X Rs. 56.33	0
	5 KL/day (average); Cost of 1 KL water Rs.56.33 including transportation and spraying. Cost of 1 kl Water: Rs. 56.33 /- (As per Material Rates SSR for year 2021-2022, Page No: 388)		
	A. Cost of water requirement:		

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Water Pollution	a). Construction phase: Water required for construction +Labours: 14 KLD+2.25 KLD Cost of 1 kl Water: Rs. 56.33 /- (As per Material Rates SSR for year 2021-2022, Page No: 388, (The water required for construction has been considered from a Research paper titled “Assessment of water resource consumption in building construction in India” - Rs. 2KL / Sq.m)	Rs. 1028.02/- 16KL X Rs. 56.33 + 2.25 KLD X Rs. 56.33	0
	b). Operation phase:	0	0
	B. Cost of sewage treatment, reuse & disposal:		
	a). Construction phase: Cost of treatment of sewage per KL= Rs. 7.1 per KL- As per EMP Budgetary Allocation	Rs. 14.2 /- Sewage in construction phase from labour – 2 KLD X Rs. 7.1	0
	b). Operation phase: No occupancy given. Hence no sewage generation on operation phase.	0	0
	C. Quantity of water pumped out during excavation and a lumpsum cost of Rs. 50 per cum for such unauthorized water extraction and disposal-	0 No groundwater was encountered during excavation. Excavation was done in non monsoon months. Groundwater water level = 10 m	0
	D. cost of construction & maintenance of recharge well: O & M Cost per annum for recharge pits = Rs. 30,000		
		Rs. 82.19 Rs. 30,000/365 days	Rs. 4,00,000

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	per annum- As per EMP Budgetary Allocation		
Soil environment	In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non-recurring cost	No	0
	In case there is some hazardous waste like asbestos or the site is located on industrial area where hazardous chemical or waste was handled, the cost based on due diligence of the project site, as given by consultants. (The report must include soil analysis, water analysis, MPCB consent copies, manifest of HW if any). This requires critical examinations from SPCB	No any hazardous waste generated	0
	Cost of preservation of top soil & excavated earth to be considered. [Area (m ²)x depth (m)x sp. Gravity (kg/m ³)x cost per ton (Rs.)]	0	Total top soil : 722 cum Cost of 1 cum Excavation Rs.232/- (As per Material Rates SSR for year 2021-22, Page No: 115) Rs. 1,67,504 /-
Noise and Vibration	For damage due to noise pollution & vibration, the cost of barricades around the project site should be considered. [perimeter (m) x height of the barricade(m) x cost of the sheet)	0	Barricading was Done Perimeter 753.10 Rmt Height of the Barricade 2.04 mt Cost of the Sheet

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			<p>850 /sq.mt.</p> <p>Total 753.10x 2.04 = 1536.32 sq.mt.</p> <p>Total Cost 1536.32 x 850 = 13,05,872/-</p> <p>(In SSR Barricading work is not mentioned, so 850/sq m is taken as per current as well as finished market rate)</p>
Green Belt	In case of any tree cutting without EC cost of Rs. 10000/- per tree apart from any statutory action for such tree cutting if any, (8 no of trees cut down)	0	Rs. 80,000
	Cost of planting & maintaining trees (Number of trees as per the bye-laws) O & M cost per annum for landscaping = Rs. 3,01,968 per annum- As per EMP Budgetary Allocation	Rs. 827 Rs. 3,01,968/365 days	0
	Cost of compensatory tree plantation (5 trees for each tree cut) (Compensatory plantation 8 X 5= 40 no.)		

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RH/OHS	Cost of workers benefit to be considered in view of Building and Other Construction Workers Welfare Cess Act, 1996	In Contractors Scope	In Contractors Scope
	A. Cost of health checkup of workers	In Contractors Scope	Rs. 42505
	B. Cost of safety measures including PPEs		
	Total Cost per working day	Rs. 2233.06 (Recurring Cost)	Rs. 19,32,777/- (Non Recurring Cost)

Calculation of Cost of remediation plan and natural & community resource augmentation plan				
Sr.	Description	Details	Amount	
1	Total of recurring cost	Cost arrived from above table - Recurring Cost per day X number of days in violation	= 2233.06 X 1138 (No. of Violation Days) Rs. 25,41,222/-	
2	Non-recurring cost	Cost as arrived from above table- Non-Recurring Cost	Rs. 19,53,376/-	
		Sum (1+2) Subject to minimum Rs. 1 crore)	Rs. 44,94,598/- Which is <Rs. 100 Lacs	
			Therefore, Rs. 1,00,00,000/- i.e. 1 Cr	
3	Economic benefits accrued due to violation	1% of Total Project cost including land, as declared by PP before SEAC, subject to maximum Rs. 10 Cr.	Project Cost executed without EC- Rs. 21,07,72,102.00/- 1 % of project cost – 21.08 Lakh	
		Incremental cost of Rs. 10 lacs for each EC violation by PP or its directors observed at any other projects in last 3 years	Nil	
	Cost of remediation plan and natural &	Sum of 1, 2 and 3 above or amount equivalent to the CER	Sum (1+2+3)	Rs. 1.21 Cr.

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4	community resource Augmentation plan	amount as per the MOEF&CC's office Memorandum No: F NO 22- 65/2017-IA-III dated 01/05/2018, whichever is higher.	CER Cost	Rs. 81.23 Lakh
			Therefore	
			Rs. 1.21 Cr.	

Penalty to be paid = 0.5% of the Project Cost (Suo moto declaration)

$$= 0.5\% * 21,07,72,102$$

$$= \text{Rs. } 10,53,860/-$$

Allocation of Damage EMP Costing:

Sr. No.	Description of Activity	% Allocation	Implementing agency	Remarks	Probable Activities to be carried out
1	Afforestation (can include plantation, garden development)	25% = Rs. 30.25 Lakh	Social forestry and Local body	The afforestation can be Either through social forestry or the Local body. Preferably within 50 km from project site	These locations will be identified and recommended by the local body. Mass plantation in fallow land or barren area suggested by the Local body for social forestry
2	Water conservation program (Jalyukt Shivar, etc)	25% = Rs. 30.25 Lakh		Preferably within 50 km radius of project site	Provision of water efficient faucets in nearby schools, public hospitals. Construction of percolation tanks in area suggested by the local body
3	Urban environment and sanitation (can include swaccha Bharat, playground development, urban ground-water	20% = Rs. 24.20 Lakh	Local body		Provision of RWH in public schools, hospitals, Road side beautification, public park recreation

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	recharge schemes etc)				
4	Sewerage lines and STP, solid waste management	20% = Rs. 24.20 Lakh	Local body		Provision of community dustbins, conducting health camps at public schools suggested by Local body
5	Urban air/noise pollution control initiatives	10% = Rs. 12.10 Lakh	Local body		Tree plantation, provision of sound barriers if required at any location identified by the local body, provision of solar heating/lighting system in public spaces or public infrastructures.

During discussion following points emerged:

1. The Committee noted that:
 - (a) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at **Rs. 10,53,860/-**.
 - (b) As per format given in SEIAA Circular, the Damage Assessment value is arrived at **Rs. 1.21 Cr.**
2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

Decision: -

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

Member Secretary



Chairman

Minutes of 267th Day 3 (Part A) meeting of SEIAA held on 19th October, 2023.

Item no. 14

Proposal No.:- SIA/MH/INFRA2/433369/2023

Type of Project: EC

Subject- Environmental Clearance for Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers

Project Details-

Representative of PP was present during the meeting along with environmental consultant M/s. J. M. Enviro Net Pvt. Ltd.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/433369/2023		
2	Name of Project	Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers		
3	Project Category	Category 'B2', Activity 8(a)		
4	Type of institution	Private		
5	Name of Project Proponent	Name: Mr. Ramesh Sarda Address: 7, Ground Floor, friends paradise, in front of Vijaya bank, Shirole road, Deccan, Pune - 411004		
6	Name of Consultant	J. M. EnviroNet Pvt. Ltd.		
7	Applied for	Expansion		
8	Details of Previous EC	Environmental Clearance vide no. SEIAA-EC-0000002324 dated 21.07.2020		
9	Location of the project	Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune		
	Taluka	Haveli		
	Village	Ambegaon (Bk),		
	District	Pune		
10	Latitude & Longitude	Latitude -18°27'21.13"N Longitude - 73°50'26.46"E		
11	Total Plot Area (m ²)	10497.28 sq. m		
12	Deductions (m ²)	3219.34 sq. m		
13	Net Plot area(m ²)	7277.94 sq. m		
14	Proposed FSI area (m ²)	25510.11 sq. m		
15	Proposed Non FSI area (m ²)	18315.85 sq. m		
16	Proposed Total Built-up Area (FSI & Non-FSI) (m ²)	43825.96 sq. m		
17	Total built up area (m ²) approved till date	43825.96 sq. m as per IOD received.		
18	Ground coverage (m ²) & %	--		
19	Total Project Cost (Rs.)	Rs. 108.31 Cr.		
20	CER as per MoEF & CC circular dated 01/05/2018	--		
21	Number of buildings & its configuration:			
	SN	Building Name	Configuration	Height (m)
	1	Wing A	BP2+BP1+GP/G+14 floors	42.50 m


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	2	Wing B	BP2+BP1+GP/G+14 floors	42.50 m	
	3	Wing C	BP2+BP1+GP/G+14 floors	42.50 m	
	4	Club house	Ground + 01 floor	--	
22	Number of tenants and shops		Residential Flats – 291 flats Commercial shops		
	Number of expected residents/users		Residential - 1455 persons Commercial population: 372 persons.		
23	Water Budget				
	Dry Season (CMD)		Wet Season (CMD)		
	Fresh water (CMD):	140.25	Fresh water (CMD):	140.25	
	Recycled water-Flushing (CMD):	72.92	Recycled water-Flushing (CMD):	72.92	
	Recycled water-Gardening (CMD):	11.6	Recycled water-Gardening (CMD):	00	
	Swimming pool makeup (Cum):	0	Swimming pool makeup (Cum):	0	
	Total Water Requirement (CMD)	224.77	Total Water Requirement (CMD)	213.17	
	Waste water generation (CMD)	191.85	Waste water generation (CMD)	191.85	
24	Water Storage Capacity for Firefighting /UGT (m3)			200 KLD	
25	Source of water			PMC	
26	Rain Water Harvesting (RWH)	Level of the Ground water table:		5 to 7 m BGL in Post Monsoon 8 to 10 m BGL in Pre monsoon	
		Size and no of RWH tank(s) and Quantity:		NA	
		Location of the RWH tank(s):		NA	
		Quantity of recharge pits:		04 pits	
		Size of recharge pits :		2.00 m. X 2.00 m. X 2.00 m. Depth With a dia of 160 mm and 60 m depth	
	Details of UGT tanks if any:	Domestic Tank Fire Tank	264.5 KLD 200 KLD		
27	Sewage and Waste water		Sewage generation in CMD:	191.85 KLD	
			STP technology:	MBBR	
			Capacity of STP (CMD):	220 KLD	
28	Solid Waste Management during Construction Phase		Total waste- 20 kg/d Dry waste- 10 kg/d Wet waste- 10 kg/d		
	Solid Waste Management during Operation Phase:		Type	Quantity (kg/day)	
			Dry waste:	347 kg/day	Handed over to Swach
			Wet waste:	474 kg/day	OWC proposed
			Hazardous waste:	NA	NA
	BMW		--	--	


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Minutes of 267th Day 3 (Part A) meeting of SEIAA held on 19th October, 2023.

		E-Waste	06 kg/day	Handed over to Swach	
		STP Sludge (Dry)	19 kg/day	Used as manure after OWC Treatment	
30	Green Belt Development				
	Total RG area (m2):		Total RG area: 859.09 sq. m		
	Existing trees on plot		45 nos'		
	Number of trees to be planted		115 nos'		
	No of trees to be cut		00		
	Number of trees to be transplanted		00		
	No of trees to be protected		45		
31	Power Requirement				
	Source of power supply:		MSEDCL		
	During Construction Phase: (Demand Load)		30 KW		
	During Operation phase (Connected load):		2128 KW		
	During Operation phase (Demand load):		988 KW		
	Transformer:		2 x 630 KVA		
	DG set:		320 KVA		
	Fuel used:		HSD		
32	Details of Energy saving:				
	Sr.	Energy Conservation Measures		Saving%	
	1	Energy efficient Solar lighting for landscape & driveway+ common area lighting + Solar Hot water system + Solar PV panel		20 %	
33	Environmental Management Plan budget during Construction Phase				
	S.	Attributes	Parameter	Cost per annum (Rs. In Lacs)	
	1	Air	Dust Suppression	Rs. 1,06,000 /-	
	2	Land	Site Sanitation & Safety	Rs. 26,500/-	
	3	Env. Mgt.	Environmental Monitoring	Rs. 1,56,000/-	
	4	Health - safety	Disinfection and Health Check-ups	Rs. 88,000 /-	
	Total			Rs. 3,76,500/-	
34	Environmental Management Plan budget during Operation phase				
	Sr	Component	Description	Capital (Lac)	O&M (Lacs/y)
	1	Sewage Treatment Plant	STP -MBBR	Rs.25,00,000/-	Rs.5,00,000 /-
	2	Solid Waste Management	OWC proposed	Rs. 14,50,000 /-	Rs. 3,39,420 /-
	3	Bio-medical waste	--	Rs. 1,00,000/-	--
	4	Rain Water Harvesting	RWH pits	Rs. 12,50,000/-	Rs. 30,000/-
	5	Green Belt Development	Trees proposed	Rs. 1,23,63,147 /-	Rs. 3,01,968 /-
	6	Energy	Solar PV panels & solar hot water	Rs. 47,19,000 /-	Rs. 2,35,950 /-
	7	Environmental Monitoring	Environmental Monitoring	—	Rs. 2,80,000/-
	8	Basement Ventilation	Provision of mech. ventilation	Rs. 8,50,000 /-	Rs. 1,70,000 /-
35	Traffic Management				
	Type	Reqd as per DCR	Actual provided	Area	


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	4-wheeler	179	183	12.5 sq. m per car as per rule
	2 – wheeler	796	798	2 sq. m per 2-wheeler as per rule
	Cycle	--	--	--
36	Details of Court cases / litigations w.r.t. the project and project location if any.			No

SEAC Deliberation –

PP stated that, the application is for expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune under Violation Category.

The PP holds earlier Environmental Clearance vide no. SEIAA-EC-0000002324 dated 21.07.2020 for the total construction built up area of 29146.19 m² (FSI- 16845.09 m² + NON FSI – 12301.10 m²).

PP has received TOR under violation category from SEIAA in its 260th meeting held at 02.05.2023 for carrying out Environmental Impact Assessment. Accordingly, PP has carried out EIA studies for Expansion of Environmental Clearance on 21.02.2023 for total construction built up area of 43825.96 sq. m (FSI 25510.11 m² +Non FSI 18315.85 m²).

The Comparative statement is as below:

Sr. No	Particulars	Details as per earlier EC issued by MoEF – 2020 (Areas in sq.mt)	Proposed Modification in EC (Areas in sq.mt)
1	Total Plot area	10497.28	10497.28
2	Deductions	3219.34	3219.34
3	Net Plot Area	7277.94	7277.94
4	FSI area	16845.09	25510.11
5	Non FSI area	12301.10	18315.85
6	Total construction BUA	29146.19	43825.96
7	Building Configuration	Wing A : Basement Parking + Ground floor + 2 Parking floors + 15 floors Wing B : Basement Parking + Ground floor + 2 Parking floors + 15 floors – Commercial shops : Ground floor Club house : G+01 floor	Wing A : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors Wing B : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors Wing C : Basement Parking 2 + Basement Parking 1 + Ground Parking/Ground floor + 14 floors Commercial shops : Ground floor Club house : G+01 floor
8	No. of tenements & Population	Residential : 210 flats Commercial Shops Population : Residential – 1050 no's Commercial population – 253 persons	Residential : 291 no's Commercial shops Population : Residential – 1455 no's Commercial population – 372 persons
9	Water requirement	Fresh water : 101 KLD Flushing water : 51 KLD Gardening water : 11.6 KLD Total water requirement : 163.6 KLD	Fresh water : 140.25 KLD Flushing water : 72.92 KLD Gardening water : 11.6 KLD Total water requirement : 224.77 KLD


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Minutes of 267th Day 3 (Part A) meeting of SEIAA held on 19th October, 2023.

10	UGT	Domestic & drinking tank Capacity : 151.72 KLD Fire tank Capacity : 150 KLD Provision of 01 no's of UGT	Domestic & drinking tank Capacity : 264.5 KLD Fire tank Capacity : 200 KLD Provision of 01 no's of UGT
11	Waste water generation & STP provided	Waste water generation : 137 KLD STP capacity : 140 KLD STP technology : MBBR	Waste water generation : 191.85 KLD STP capacity : 220 KLD STP technology : MBBR
12	Rain water Harvesting	Rain water harvesting tank : NA Recharge pits : 04 no's Size : 2 x 2 x 2 M	Rain water harvesting tank : NA Recharge pits : 04 no's Size : 2 x 2 x 2 M
13	Solid waste generation, STP Sludge & OWC capacity	Wet - 353.85 kg/day Dry - 226.65 kg/day STP Sludge : 10 kg/day OWC capacities : 400 kg/day	Wet - 474 kg/day Dry - 347 kg/day STP sludge : 19.1 kg/day OWC capacities- 500 kg/day
14	Green Belt Development	RG area provided on ground : 859.09 sq. m No of trees- 160 no's (Proposed - 115 + Existing - 45)	RG area provided on ground : 859.09 sq. m No of trees- 160 no's (Proposed - 115 + Existing - 45)
16	Energy	Connected load : 1117 KW Maximum demand : 506 KW DG set : 1 x 200 KVA No. of transformer : 1 x 630 KVA	Connected load : 2128 KW Maximum demand: 988 KW Transformers : 2 x 630 KVA DG sets : 320 KVA

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.

Project Details:

1	Name and address of Project	Expansion of Proposed Residential & Commercial Project at Sr No. 28/10/1, 28/10/2, 28/10/1/3, 28/10/3, 28/10/4, 28/10/5, 28/10/5A, 28/11/2, 28/12/2, 28/14, Ambegaon (Bk), Pune by M/s. Sai Shraddha Developers	
2	Name of Directors	M/s. Sai Shraddha Developers	
3	Total construction completed (built-up area as per EC notification):	Total Construction completed on site = 37064 sq. m	
4	Total construction proposed, built-up area as per EC notification	Total Proposed BUA = 43825.96 sq. m	
5	Whether the project has any EC; if yes, give details including approved built up area	Yes. Earlier Environmental Clearance vide no. SEIAA-EC- 0000002324 dated 21.07.2020 for the total construction built up area of 29146.19 Sq. m	
6	Total cost of the project and total cost of the project already executed? Also, give total cost of the project constructed without EC.	Total Project Cost	Rs. 108.31 Crore
		Cost of Project Constructed without EC	Rs. 21.08 Crore


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Minutes of 267th Day 3 (Part A) meeting of SEIAA held on 19th October, 2023.

7	Date of commencement of project	The project has received earlier Environmental Clearance vide no. SEIAA-EC-0000002324 dated 21.07.2020 against sanction received by PMC vide letter no CC/2424/19, dated 10.01.2020
8	Date of violation of EC regulation (please justify with documentary evidence)	10.01.2020- Date of 1st CC
9	Date of first submission of information of such violation to the SEIAA or SEAC, if self-notified, along with stoppage of construction work	21.02.2023 - Date of application under violation
	No. of days of violation (9-8)	1138 days (Days are considered from 10.01.2020 to 21.02.2023)
10	Name and address of Environmental consultant, with date of engagement of such consultant	M/s. J M EnviroNet Pvt Ltd
11	Any other case of EC violation is reported or pending or decided earlier for projects where any of the directors are involved? If yes, give details	No
12	Any court case related to EC violation pending or decided against any of the directors including High Court, NGT and sessions court?	No
(A) Description of activities contributing to the environmental damage and degradation:		
(a) Demolition, site preparation		
1	Whether any demolition work was carried out prior to EC? If yes what is date of commencement of demolition and also date of completion of demolition?	No
2	Whether such demolition or site had some asbestos, industrial waste or contaminated soil or hazardous waste etc. and if yes, how these types of waste have been segregated and disposed?	Not Applicable
3	If the project is located on any industrial site, whether any due diligence or environmental status of site was assessed? If yes, give details	Not Applicable
4	State the quantity of demolition waste disposed from the site, including quantity and disposal location along with location map and photographs	Not Applicable
5	Any air quality (including noise) monitoring done during demolition work? If yes, results	Not Applicable
6	Whether building plan and layout approved and permission from local authorities is taken to commence the work prior to demolition	Not Applicable


Member Secretary


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Minutes of 267th Day 3 (Part A) meeting of SEIAA held on 19th October, 2023.

	work	
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(b) Construction of Project					
1	Date of commencement of construction and completion of construction, if any	01.11.2020			
2	Whether the construction carried out is strictly as per the sanction plan given by concerned local authority?	Additional area constructed over valid Sanction- 7917.81 sq.mt			
3	In the additional construction, how much construction material including, sand, bricks, cement etc. was required to be transported? No. of trucks and its average haulage?	Sr.	Type	Quantity	Unit
		1	Sand	2770	Tonne
		2	Steel	6200	Tonne
		3	Cement	4212	Cum
		4	AAC Blocks	185182	No.
		5	Tiles	20285	Sq. mt.
		6	Glass	9225	Sq. mt.
		7	Wood	1455	Tonne
		9	Aluminium	20772	Tonne
		10	Gypsum	448	Sq. Mt.
4	How many labors were engaged in construction, average per day?	40 Labour on average per day			
5	Whether, the additional construction work, over and above valid EC, if so available, has any additional ground foot print? If yes please state, ground foot print in sqm. As per EC approved layout and current proposed layout?	Additional area constructed over valid EC- 7917.81 sq.mt.			
6	Whether the expansion was carried out simultaneously with EC approved work? If not give details of time frame? If yes, please give incremental additional time required for construction of additional area	Till December 2023			
7	Is there any change in foundation design, i.e. depth of foundation, basement etc. that were done due to additional area? If yes, what is the additional soil quantity excavated for such incremental foundation depth? Where it is disposed?	Total Excavation Quantity : 22016.91 cum Reuse of excavated quantity- 1762.86 cum for side margin, road development, plot levelling, etc. Excess debris quantity- 20254.05 cum has already been handed over to authorized vendor.			



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8	What is the quantity of top soil removed and how it is managed?	722 cum of top soil is removed and it is preserved and reused for landscaping	
9	Also, if water is encountered at such foundation depth, what is the volume of water pumped for such additional depth of excavation?	No	
10	How much additional water was required for curing and construction purpose? Source of water?	6640	KL
11	Rain Water harvesting details	No. of recharge pits: 04 Nos.	
		Size of pits: 2×2×2 M	
12	Solar light, water heating details (Solar Water Provision in KLD)	74.90	KLD
13	Use of fly ash bricks ensured? Details thereof	Fly Ash Bricks of 2500 cum	
14	Whether any noise or air pollution control measures taken, if so what are they?	Barricading along the periphery of site, regular sprinkling of water etc.	
15	Whether any air quality and noise level monitoring done during construction stage, if yes attach results	No	
16	Whether any third-party rights are created on the construction without EC?	--	
17	Whether any of the construction without EC has already been occupied? If yes, number of families had given such occupation.	No	
	Also give total commercial area being used presently. Also state type of commercial activity i.e. offices, shops, hotels, restaurants etc.		
18	How many flats sold which are in the area of EC violation and total sale value of such flats	Nil	


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19	How much commercial area sold which is in area of EC violation and total sale value of such commercial area.	Nil
(c) Commissioning of project		
1	Date of when the project was made operational either by giving possession of residential or commercial areas of the Project?	Construction not completed yet.
2	How many families are staying in project?	00
3	What is total water supply to project, source and quality	140.25 KLD - Source PMC
4	Total sewage generation m ³ /d	191.85 KLD
5	STP details	STP of 220 KLD capacity is under construction
6	Treated waste-water disposal	Excess treated water disposal at Sewer Line
7	Any DG sets, are they complying the norms	Yes, according to Norms

(B) Assessment of Environmental Damages			
Attributes	Scope of saving on account of environmental protection measures	EMP cost	
		Recurring cost,	Non-recurring
			Cost (Rs.)
Air Pollution	Water requirement for sprinkling (KL/day)	Rs. 281.65/- 5KLD X Rs. 56.33	0
	5 KL/day (average); Cost of 1 KL water Rs.56.33 including transportation and spraying. Cost of 1 kl Water: Rs. 56.33 /- (As per Material Rates SSR for year 2021-2022, Page No: 388)		
Water Pollution	A. Cost of water requirement:		
	a). Construction phase: Water required for construction +Labours: 14 KLD+2.25 KLD Cost of 1 kl Water: Rs. 56.33 /- (As per Material Rates SSR for year 2021-2022, Page No: 388, (The water required for construction has been considered from a Research	Rs. 1028.02/- 16KL X Rs. 56.33 + 2.25 KLD X Rs. 56.33	0


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paper titled "Assessment of water resource consumption in building construction in India" - Rs. 2KL / Sq.m)		
b). Operation phase:	0	0
B. Cost of sewage treatment, reuse & disposal:		
a). Construction phase: Cost of treatment of sewage per KL= Rs. 7.1 per KL- As per EMP Budgetary Allocation	Rs. 14.2 /- Sewage in construction phase from labour – 2 KLD X Rs. 7.1	0
b). Operation phase: No occupancy given. Hence no sewage generation on operation phase.	0	0
C. Quantity of water pumped out during excavation and a lumpsum cost of Rs. 50 per cum for such unauthorized water extraction and disposal-		
	0 No groundwater was encountered during excavation. Excavation was done in non monsoon months. Groundwater water level = 10 m	0
D. cost of construction & maintenance of recharge well: O & M Cost per annum for recharge pits = Rs. 30,000 per annum- As per EMP Budgetary Allocation		
	Rs. 82.19 Rs. 30,000/365 days	Rs. 4,00,000
In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non-recurring cost	No	0



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Soil environment	In case there is some hazardous waste like asbestos or the site is located on industrial area where hazardous chemical or waste was handled, the cost based on due diligence of the project site, as given by consultants. (The report must include soil analysis, water analysis, MPCB consent copies, manifest of HW if any). This requires critical examinations from SPCB	No any hazardous waste generated	0
	Cost of preservation of top soil & excavated earth to be considered. [Area (m ²)x depth (m)x sp. Gravity (kg/m ³)x cost per ton (Rs.)]	0	<p>Total top soil : 722 cum</p> <p>Cost of 1 cum Excavation Rs.232/- (As per Material Rates SSR for year 2021-22, Page No: 115) Rs. 1,67,504 /-</p>
Noise and Vibration	For damage due to noise pollution & vibration, the cost of barricades around the project site should be considered. [perimeter (m) x height of the barricade(m) x cost of the sheet)	0	<p>Barricading was Done Perimeter 753.10 Rmt</p> <p>Height of the Barricade 2.04 mt</p> <p>Cost of the Sheet 850 /sq.mt.</p> <p>Total 753.10x 2.04 = 1536.32 sq.mt.</p> <p>Total Cost 1536.32 x 850 = 13,05,872/-</p>



Member Secretary



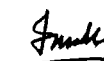
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			(In SSR Barricading work is not mentioned, so 850/sq m is taken as per current as well as finished market rate)
Green Belt	In case of any tree cutting without EC cost of Rs. 10000/- per tree apart from any statutory action for such tree cutting if any, (8 no of trees cut down)	0	Rs. 80,000
	Cost of planting & maintaining trees (Number of trees as per the bye-laws) O & M cost per annum for landscaping = Rs. 3,01,968 per annum- As per EMP Budgetary Allocation	Rs. 827 Rs. 3,01,968/365 days	0
	Cost of compensatory tree plantation (5 trees for each tree cut) (Compensatory plantation 8 X 5= 40 no.)		
RH/OHS	Cost of workers benefit to be considered in view of Building and Other Construction Workers Welfare Cess Act, 1996	In Contractors Scope	In Contractors Scope
	A. Cost of health checkup of workers	In Contractors Scope	Rs. 42505
	B. Cost of safety measures including PPEs		
	Total Cost per working day	Rs. 2233.06 (Recurring Cost)	Rs. 19,32,777/- (Non Recurring Cost)

Calculation of Cost of remediation plan and natural & community resource augmentation plan

Sr.	Description	Details	Amount
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1	Total of recurring cost	Cost arrived from above table - Recurring Cost per day X number of days in violation	= 2233.06 X 1138 (No. of Violation Days) Rs. 25,41,222/-	
2	Non-recurring cost	Cost as arrived from above table- Non-Recurring Cost	Rs. 19,53,376/-	
		Sum (1+2) Subject to minimum Rs. 1 crore)	Rs. 44,94,598/- Which is <Rs. 100 Lacs	
			Therefore, Rs. 1,00,00,000/- i.e. 1 Cr	
3	Economic benefits accrued due to violation	1% of Total Project cost including land, as declared by PP before SEAC, subject to maximum Rs. 10 Cr.	Project Cost executed without EC- Rs. 21,07,72,102.00/- 1 % of project cost – 21.08 Lakh	
		Incremental cost of Rs. 10 lacs for each EC violation by PP or its directors observed at any other projects in last 3 years	Nil	
4	Cost of remediation plan and natural & community resource Augmentation plan	Sum of 1, 2 and 3 above or amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO 22- 65/2017-IA-III dated 01/05/2018, whichever is higher.	Sum (1+2+3)	Rs. 1.21 Cr.
			CER Cost	Rs. 81.23 Lakh
			Therefore	
			Rs. 1.21 Cr.	

Penalty to be paid = 0.5% of the Project Cost (Suo moto declaration)

$$= 0.5\% * 21,07,72,102$$

$$= \text{Rs. } 10,53,860/-$$

Allocation of Damage EMP Costing:

Sr. No.	Description of Activity	% Allocation	Implementing agency	Remarks	Probable Activities to be carried out
1	Afforestation (can include plantation, garden development)	25% = Rs. 30.25 Lakh	Social forestry and Local body	The afforestation can be Either through social forestry or the Local body. Preferably within 50 km from project site	These locations will be identified and recommended by the local body. Mass plantation in fallow land or barren area suggested by the Local body for social forestry


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2	Water conservation program (Jalyukt Shivar, etc)	25% = Rs. 30.25 Lakh		Preferably within 50 km radius of project site	Provision of water efficient faucets in nearby schools, public hospitals. Construction of percolation tanks in area suggested by the local body
3	Urban environment and sanitation (can include swaccha Bharat, playground development, urban ground-water recharge schemes etc)	20% = Rs. 24.20 Lakh	Local body		Provision of RWH in public schools, hospitals, Road side beautification, public park recreation
4	Sewerage lines and STP, solid waste management	20% = Rs. 24.20 Lakh	Local body		Provision of community dustbins, conducting health camps at public schools suggested by Local body
5	Urban air/noise pollution control initiatives	10% = Rs. 12.10 Lakh	Local body		Tree plantation, provision of sound barriers if required at any location identified by the local body, provision of solar heating/lighting system in public spaces or public infrastructures.

During discussion following points emerged:

1. The Committee noted that:
 - (a) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at **Rs. 10,53,860/-**.
 - (b) As per format given in SEIAA Circular, the Damage Assessment value is arrived at **Rs. 1.21 Cr.**
2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

Recommendations of SEAC-

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.


Member Secretary


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Deliberation in SEIAA-

Proposal an expansion of existing construction project under violation category. PP has applied under MoEF&CC OM dated 07.07.2021. Proposal is recommended by SEAC-3 in its 178th meeting for grant of Environment Clearance for total plot area of 10497.28 m², FSI area of 25510.11 m², Non FSI area of 18315.85 m² and total BUA of 43825.96 m².

PP has obtained earlier EC vide EC-0000002324 dated 21.07.2020 for total BUA of 29146.19 m².

SEAC recommended the proposal for grant of Environment Clearance under violation category as per MoEF&CC OM dated 07.07.2021 with damage assessment value of Rs.1.21 Cr and Penalty of Rs. 10,53,860/-.

The authority noted the ecological damage assessment and the economic benefits accruing as a result of the violation and also the penalty amount as appraised by SEAC. Authority also noted the corresponding Environment Management Plan stipulated by the SEAC costing Rs. 1.21 Cr taking into consideration the remediation plan and Natural and Community Resource augmentation Plan. The Authority accepted the recommendations of the SEAC and decided to grant Environment Clearance subject to submission of Bank Guarantee of Rs. 1.21 Cr towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan and submission of penalty of Rs. 10,53,860/-.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 26.09.2022. PP submitted that, they have obtained the same dated 12.01.2023. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 12.01.2023.

Further, SEIAA also directed SEIAA cell to confirm with Maharashtra Pollution Control Board whether action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area 727.79 m² on mother earth without any construction i.e. OWC etc. SEIAA asked PP to submit area undertaking to that effect. PP submitted the same dated 25.09.2023.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 19.10.2023.

SEIAA after deliberation decided to grant EC for-FSI- 25510.11 m², Non FSI- 18315.85 m², total BUA- 43825.96 m². (Plan approval No- CC/0876/21, dated-09.07.2021)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP to submit Bank Guarantee of Rs. 1.21 Cr towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 10,53,860/-.



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2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP has provided mandatory RG area of m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. SEIAA after deliberation decided to grant EC for-FSI- 25510.11 m², Non FSI- 18315.85 m², total BUA- 43825.96 m². (Plan approval No- CC/0876/21, dated-09.07.2021)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.




Member Secretary


Chairman