

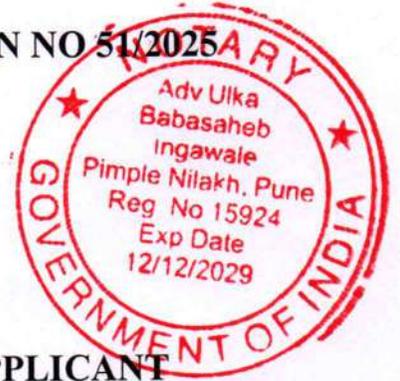
**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH AT PUNE**

ORIGINAL APPLICATION NO 51/2025

IN THE MATTER OF

MR. KALPEASH CHANDRAKANT YADAV

...APPLICANT



VERSUS

UNION OF INDIA AND OTHERS.

.... RESPONDENTS

REPLY ON BEHALF OF THE RESPONDENT NO. 17

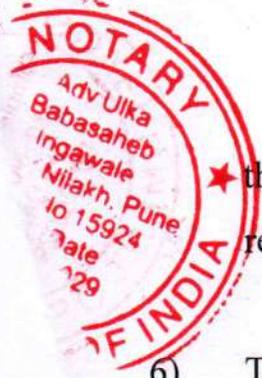
This reply on behalf of the Respondent No. 17 begs to state most respectfully as under:

- 1) The Respondent No. 17 says and submits that the Respondent No. 17 i.e. M/s. Venkatesh Landmark is a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932. Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav, who are also the partners in Respondent No. 17, are the authorized representatives of behalf of the Respondent No. 17 for the present proceeding. Being aware about the facts and circumstances regarding the subject matter of the present

proceeding, they are authorized to file the present reply. The copy of the Authority letter dated 26/06/2025 is annexed herewith and marked as “**Annexure R1**”.



- 2) The Respondent No.17 says that the present application filed by the Applicant is illegal, invalid and not tenable in the eyes of law and hence is liable to be rejected and dismissed by this Hon'ble Tribunal in toto. It is further submitted that the present application has been filed on the basis of concocted, vague, false and frivolous averments and allegations and it is filed with mala fide intent to pressurize the Respondent No. 17, thus it deserves to be rejected in toto.
- 3) The Respondent No. 17 says and submits that on careful perusal of the averments of the Application, it becomes apparent that the Applicants has suppressed multiple crucial and material facts from this Hon'ble Tribunal and have in fact presented a twisted and distorted version of alleged facts before this Hon'ble Tribunal and on this ground as well the present Application deserves to be rejected *in limine*.
- 4) The Respondent No. 17 says and submits that the Applicant has also twisted legal provisions to suit their alleged version of concocted story and thus, on this ground also the present Application deserves to be rejected.
- 5) The Respondent No. 17 says and submits that this Hon'ble Tribunal does not have the necessary jurisdiction to adjudicate on the various contentions raised in the present Application and on



- ★ this ground as well, the present Application deserves to be rejected.
- 6) The Respondent No. 17 says and submits that without prejudice to the aforesaid, the true and correct facts pertaining to the subject matter of the present application are as follows.
- 7) The Respondent No. 17 says and submits that the Respondent No. 17 decided to construct a residential and commercial project at Survey No. 214/1/1 and Survey 214/1/4 Airport road, behind Symbiosis law school, Viman Nagar, Lohegaon, Pune by the name 'Oxy Beaumonde' (hereinafter, referred to as "**said Project**"). On 31/08/2020 the Pune Municipal Corporation (hereinafter, referred to as "**PMC**") has issued layout approval / IOD along with Commencement Certificate bearing No. CC/0461/20 with respect to the said Project. The said plan dated 31/08/2020 was approved for total BUA of 63,823.93 Sq. Mtrs. and Venkatesh Landmark also applied for Environmental Clearance for the said Project. The said plan and commencement certificate dated 31/08/2020 is annexed herewith and marked as "**Annexure R2 Colly**".
- 8) The Respondent No. 17 says and submits that the Applicant have alleged that the Respondent No. 17 has carried out excess construction than the Environmental Clearance dated 30/04/2021. In that regard it is pertinent to note that the proposal for Environmental Clearance was made on basis of layout approval/IOD dated 31/08/2020 for total Plot area 17,427 Sq. Mtrs. and total BUA 63,823.93 Sq. Mtrs. The said proposal was



considered in the 114th meeting of State Expert Appraisal Committee -3 (hereinafter, referred to as “SEAC”) held on 03/02/2021, 04/02/2021 and 05/02/2021. SEAC decided to recommend the proposal for prior Environmental Clearance. It was also considered by State Environment Impact Assessment Authority (hereinafter, referred to as “SEIAA”) in its 218th meeting held on 01/04/2021. However, while granting Environmental Clearance dated 30/04/2021 (hereinafter, referred to as “EC”), it is evident that an inadvertent typographical error crept in because of oversight due to which under the deliberations of SEIAA it was recorded as “SEIAA after deliberation decided to grant Environmental Clearance for - FSI 12047.60 Sq. Mtrs., Non-FSI – 25714.86 Sq. Mtrs, Total BUA 37762.46 Sq. Mtrs. (Restricted as per CC) (Plan approval – CC/461/20 dated 31/08/2020)”. The said typographical error [i.e. recording of FSI-12047.60 Sq. Mtrs., Non-FSI- 25714.86 Sq. Mtrs., and Total BUA as 37762.46 Sq. Mtrs. instead of FSI- 32,889.11 Sq. Mtrs., Non-FSI -30,934.82 Sq. Mtrs. and Total BUA as 63,823.93 Sq. Mtrs.] is clear from the details of the plan and commencement certificate mentioned therein. The copy of the EC is annexed herewith and marked as “**Annexure R3**”

- 9) The Respondent No. 17 says and submits that technically, the Total BUA mentioned in EC should have been taken from the IOD i.e. Plan approval – CC/461/20 dated 31/08/2020, which is in fact for Total BUA 63,823.93 Sq. Mtrs. The IOD nowhere has any reference to “FSI-12047.60 Sq. Mtrs., Non-FSI- 25714.86 Sq. Mtrs., and Total BUA as 37762.46 Sq. Mtrs.”.



The Respondent No. 17 says and submits that upon realizing the said typographical error, a letter dated 17/05/2024 was immediately issued to Maharashtra Pollution Control Board (hereinafter, referred to as “MPCB”), notifying the said typographical error and along with the same, all the relevant documents were also annexed thereto for reference. Thereafter, MPCB has issued part Consent to Operate dated 28/05/2024 to the said Project, which mandated for obtaining amended / revised Environmental Clearance for total BUA 63,823.93 Sq. Mtrs. The copy of letter dated 17/05/2024 is annexed herewith and marked as “Annexure R4”

- 11) The Respondent No. 17 says and submits that considering that it was a mere, inadvertent typographical error, the Respondent No. 17 has duly applied for corrigendum to EC for the said project on 30/12/2024. As of now, the same is pending for consideration and hearing. All necessary formalities and procedural requirements in connection with the said Corrigendum have already been duly completed by Respondent No. 17. However, actual issuance or approval of the Corrigendum lies solely within the domain and discretion of the authority concerned. The processing time and final decision in such matters are not within the control of Respondent No. 17. The Respondent No. 17 further submits that until the said proposal for corrigendum which is filed prior to filing of the present Application, is conclusively decided, the Hon’ble Tribunal does not have the authority and/or jurisdiction to decide on the present Application as the same is premature.

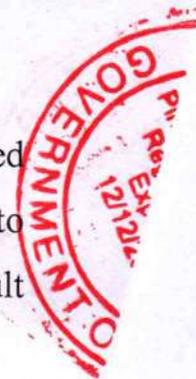
- 12) The Respondent No. 17 says and submits that on basis of layout approval/IOD dated 31/08/2020 as mentioned in EC, the Respondent No. 17 has applied for part construction permissions *vide* its sanction plans bearing nos. CC/1118/20 dated 11/11/2020, CC/3709/21 dated 24/02/2022 and CC/3514/22 dated 29/03/2023. Furthermore, the provisions at site in the project like water tank, etc. have been made considering the BUA as per the said approved layout /IOD dated 31/08/2020 even though the entire development potential of the entire plot of land has not been exploited at site.
- 13) The Respondent No. 17 says and submits that it is also crucial to consider that it has been a common practice to grant the environmental clearance based on layout approval / IOD at the time when the proposal for EC for the said Project was under consideration, which is evident from the EC granted during the said period for other projects. Therefore, the figures reflected in the EC ought to have corresponded with those sanctioned under the approved layout plan / IOD, which are the foundational documents for the proposal for EC. In any case the said error is apparent on the face of the record considering that the other details mentioned therein are that of the said approved layout plan / IOD dated 31/08/2020. Furthermore, it is obvious that the proposal would be for the entire project basis the approved layout plan / IOD as the intention was to cause development of the complete plot of land though the development was carried out in parts.





14) The Respondent No. 17 says and submits that in view of the aforesaid, all the allegations of the Applicant pertaining to the Respondent No. 17 allegedly having carried out excess construction than the EC are completely baseless, meritless and do not warrant any consideration. Without prejudice to any of our rights and contentions of the Respondent No. 17 and without admitting any of the alleged contentions of the Applicant, it is further submitted that, sanctioned plans dated 11/11/2020, 24/02/2022 and 29/03/2023 have total F.S.I. Area of 12047.60 Sq. Mtrs., 25541.38Sq. Mtrs. And 29741.65Sq. Mtrs. respectively. These figures are clearly within the originally sanctioned total BUA of 63,823.93 Sq. Mtrs which includes sanctioned F.S.I Area of 32889.11 Sq. Mtrs and Non F.S.I Area of 30934.82 Sq. Mtrs. There is no actual construction exceeding F.S.I Area of 32889.11 Sq. Mtrs. and total BUA of 63,823.93 Sq. Mtrs. This confirms that there has been no enhancement in the sanctioned development potential, and consequently, since the overall scale of development has not been increased, there is no additional load or pressure placed on infrastructure, resources, or the surrounding environment beyond what was initially considered during the sanctioning process. As a result, there is no adverse environmental impact or added burden arising from the present construction and development.

- 15) The Respondent No. 17 says and submits that by taking undue advantage of the inadvertent typographical error in the EC and without considering the actual factual matrix of the subject matter and without considering that the Respondent No. 17 has applied for corrigendum to EC, the Applicant has levelled meritless



allegations against the Respondent No. 17. The said alleged contentions by the Applicant lack substance and fail to acknowledge that the error in question does not in any way result in or imply any violation on part of the Respondent No. 17.

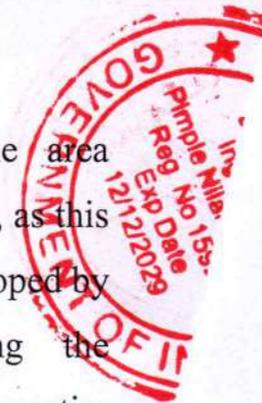
- 16) The Respondent No. 17 says and submits that the Consent to Establish dated 18/05/2021 and Consent to Operate dated 28/05/2024 have been appropriately issued to the Respondent No. 17. Further, the Respondent No. 17 has also applied for renewal of the Consent to Operate, and the said application / proposal is under consideration by the MPCB.
- 17) The Respondent No. 17 says and submits that, the Respondent No. 17 had made an application for renewal of part Consent to Operate on 23/05/2025. Thereafter, on 27/06/2025 the officials of MPCB had made a site visit and accordingly collected samples of STP (treated water) on the same day. MPCB provided Respondent No. 17 with the copy of site visit report and also the sample test results. The said test results were within the permissible limits which shows that Respondent No. 17 was in compliance with the applicable laws. The test result report is annexed herewith and marked as “**Annexure R5**”
- 18) The Respondent No. 17 says and submits that during the pendency of the proposal / application for renewal of the part Consent to Operate, the MPCB issued a Show Cause Notice dated 03/07/2025 to the Respondent No. 17, as to why the Respondent No. 17 has not obtained amended / revised Environmental Clearance for total Built Up Area (BUA) 63,823.93 Sq. Mtrs. and

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provided 7 days' time period to respond. The Respondent No. 17 was in the process of preparing appropriate reply to the said show cause notice. However, causing immense prejudice to the Respondent No. 17, even before the expiry of the stipulated period of 7 days, MPCB proceeded to issue Stop Work Directions dated 04/07/2025 which was sent to the Respondent No. 17 on 08/07/2025 through e-mail. The Respondent No. 17 has filed reply to the show cause notice dated 03/07/2025 on 10/07/2025 and it has filed reply to the aforementioned Stop Work Directions on 11/07/2025 and has requested for an opportunity of hearing. As of now, the Respondent No. 17 has not received any further communications in regards to the same and is awaiting for the opportunity to be heard.

- 19) The Respondent No. 17 says and submits that the Respondent No. 17 has falsely alleged that the Respondent No. 17 has obtained the NOC from Directorate of Operation (ATS) on the misleading information of the geo-coordinates of the adjoining plot. In that regard it is humbly submitted that this Hon'ble Tribunal does not have the jurisdiction to adjudicate upon the said contention of the Applicant, and on this ground itself the said alleged contention of the Applicant does not warrant any consideration and deserve to be dismissed at the threshold itself.

- 20) The Respondent No. 17 says and submits that without prejudice to the rights and contentions of the Respondent No. 17 and without admitting the purported contentions of the Applicant, it is submitted that initially when the application was submitted to the Directorate of Operation (ATS), the Respondent No. 17 has



thought of developing the bigger plot including the area admeasuring 3973.00 Sq. Mtrs. out of Survey No. 214/1/4, as this portion of land was also intended to be acquired and developed by Respondent No. 17. Accordingly, while furnishing the application, the geo-coordinates relevant to the entire contemplated area, including the aforesaid additional parcel, were duly submitted to the Directorate of Operation (ATS). However, eventually, the landowners i.e. 3973.00 Sq. Mtrs. did not agree for Respondent No. 17 to carry out the development on the said plot, as a result, the said part of the plot was excluded from Respondent No. 17's development proposal and was separately sold to another developer. However, the geo coordinates were already submitted to the Directorate of Operation (ATS) and the Directorate of Operation (ATS) issued NOC dated 17/07/2019 to the Respondent No. 17. However, it is crucial to note that the said NOC is not in violation of the Notification dated 03/03/2007 issued by the Government of India.

- 21) The Respondent No. 17 says and submits that the Applicant has also raised the said alleged contention before the Directorate of Operation (ATS) through letter dated 06/03/2025, upon receipt of which, an ATS officer visited the site of the said Project on 06/03/2025 along with certain other expert personnel to check all co-ordinates, height of the constructed buildings, etc., and thereafter, they have verbally confirmed there is no deviation and violation of NOC Dated 17/07/2019 issued by Directorate of Operation (ATS) . It is pertinent to note that, as there is no violation, the said NOC dated 17/07/2019 is valid and in force.



The copy of NOC dated 17/07/2019 is annexed herewith and marked as “**Annexure R6**”

- 22) The Respondent No. 17 says and submits that the Applicant has falsely alleged that the Respondent No. 17 has channelized and constrained the flow of natural nalla passing through the project site by concretization. However, the said contention of the Applicant is completely false and frivolous. In that regard, it is humbly submitted that PriMove Infrastructure Development Consultants Pvt. Ltd., on the instructions of PMC, had deputed its personnel to visit the said Project’s site and provide an opinion report on Nalla, as a Nalla was shown as passing through the project site on Development Plan of PMC, despite there being no Nalla actually on the site of the said Project. PriMove Infrastructure Development Consultants Pvt. Ltd. submitted its report dated 03/06/2020 to the Dy. Engineer, Building Development Zone No. 4, PMC. In the said report dated 03/06/2020 it is clearly mentioned that “*the nalla is not clearly available on the site*”. This clearly shows that the Nalla was not there on the said Project’s site. The copy of the report dated 03/06/2020 issued by PriMove Infrastructure Development Consultants Pvt. Ltd. is annexed herewith and marked as “**Annexure R7**”.
- 23) The Respondent No. 17 says and submits that thereafter considering the report dated 03/06/2020 and merely because the Nalla was shown on the Development plan of PMC, the PMC, through the Commencement Certificate bearing No. CC/0461/20 dated 31/08/2020, the PMC directed the Respondent No. 17 to

develop the Nalla at its own cost. Thus, as per the report dated 03/06/2020 and as per the specifications mentioned therein, the Respondent No. 17 has developed the said Nalla, merely to avoid any non-compliance despite there being no Nalla on the site of the said Project. The said development work has been carried out as per the prescribed norms and standards and there is no construction by Respondent No. 17 which would obstruct the flow of the water, if any, as alleged by the Applicant.

- 24) The Respondent No. 17 says and submits that on 10/04/2024, the Respondent No. 17 made an application to the Dy. Engineer, Sewage Department of the PMC stating that the Respondent No. 17 has developed the Nalla at the site of the said Project as per the report of PriMove Infrastructure Development Consultants Pvt. Ltd. dated 03/06/2020 and requested that the inspection of the same may be carried out and that the Respondent No. 17 may kindly be granted the completion certificate in that regard. Accordingly, on 20/05/2024, the personnel concerned from the Sewage Department of the PMC conducted the inspection at the site of the said Project. Thereafter, the Sewage Department issued a letter dated 20/05/2024 to the Construction Department of PMC, raising query about the non-payment of the supervision charges by the Respondent No. 17. Thereafter, *vide* its letter dated 18/06/2024, the Construction Department of PMC requested the Sewage Department of PMC to accept the supervision charges from the Respondent No. 17. Accordingly the supervision charges were paid by the Respondent No. 17. After the necessary compliance and inspection and on request of Respondent No. 17 the Sewage Department of PMC issued Completion Certificate



dated 17/07/2025 to Respondent No. 17. The copy of Completion Certificate dated 17/07/2025 is annexed herewith and marked as **“Annexure R8”**.

- 25) The Respondent No. 17 says and submits that on perusal of the aforestated and the relevant letters annexed in that regard, it can be seen that the Respondent No. 17 has not violated any of the terms and conditions with respect to the development of Nalla and has not caused any harm to the environment and has not caused obstruction of natural water flow, if any, in any manner.
- 26) The Respondent No. 17 says and submits that it has been alleged by the Applicant that the Fire NOC dated 04/04/2024 is not proper as the building being Special Building, the side margin required to be kept is 6 Mtrs. It is humbly submitted that this Hon'ble Tribunal cannot adjudicate upon this issue as the same is not within the jurisdiction of this Hon'ble Tribunal. Without prejudice to any of the rights and contentions of the Respondent No. 17 and without admitting any of the alleged contentions of the Applicant, however with a view only to clarify the correct position, it may kindly be considered that the habitable height is 29.40 Mtrs. for wings B, C, D and E and 23.90 Mtrs. for wing A – MHADA. Considering the same, the marginal distances on all sides of all the buildings is 6 Mtrs. and there is no violation of either UDCPR or the part Final Fire NOC dated 04/04/2024 by the Respondent No. 17. It is pertinent to note that one of the buildings i.e. MHADA building is not a Special Building, however, for the said building as well the margin of 6 Mtrs. has

been left. It appears that the Applicant has levelled allegations against the Respondent No. 17, without taking into account the factual matrix. The photograph of the side margins left are annexed herewith and marked as “**Annexure R9**”



- 27) The Respondent No. 17 says and submits that the Applicant has further alleged that the Respondent No. 17 has not developed adequate green belt in the said Project. However, the said contention of the Applicant is also completely false and frivolous. The Respondent No. 17 has provided a space admeasuring 1561.95 Sq. Mtrs. for green belt as per EC and applicable UDCPR.
- 28) The Respondent No. 17 says and submits that without prejudice to the aforestated, the paragraph wise reply to the present application under reply is as follows.
- 29) The Respondent No. 17 says and submits that the contents of the paragraph Nos. 1 and 2 of the Application are denied by the Respondent No. 17.
- 30) The Respondent No. 17 says and submits that the contents of the paragraph No. 3 of the application under reply that, “*The Applicant above named begs to submit this memorandum of Original Application against the gross intentional violation of EIA Notification-2006 r/w Environment (Protection) Act 1986 along with Water (Prevention and Pollution control) Act, 1971 and Air (Prevention and Pollution Control) Act, 1984 by Respondent No. 17 PP i.e. M/s. Venkatesh Landmark for carrying out illegal residential and Commercial building construction*”



project at Sr. No. 214/1/1 and 214/1/4, Village Lohegaon, Taluka Haveli District Pune within the local limit and jurisdiction of Pune Municipal Corporation (hereinafter referred to as "Said Project") in regard to said project.as per information received under Right to Information Act, 2005. These violations have given rise to substantial questions relating to implementation of the environment protection and improvement enactment” are not true not correct and hence denied by the Respondent No. 17.

- 31) The Respondent No. 17 says and submits the contents of the paragraph no. 4 of the Application that *“It is respectfully submitted that, the acts of the Respondent No. 17 i.e., PP are in violation to its brim with the active aid of the officers of various government authorities appointed for the protection of environment. These violations needs to be dealt with sternly so that a clear and unambiguous message to be delivered to the entire community of unapologetic, maneuver, mighty & resourceful PP and the issue of one such gross violation by the developer and turning deaf ears to such violations despite bringing it to the notice of authorities responsible for upholding the law is the reason and basis of this application”* are not true not correct and hence denied by the Respondent No. 17.
- 32) The Respondent No. 17 says and submits the contents of the paragraph no. 5 of the Application that *“That, the applicant brought the entire environmental violations to the notice & knowledge of various government authorities amongst Respondent by way of his complaint dated 09.09.2024 for investigation and further strongest action against Respondent No.*



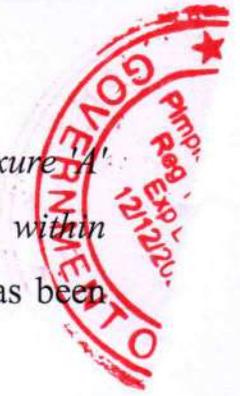
17 i.e., PP with a hope that the further illegalities would be prevented by the said authorities. However, to the utter shock and surprise to the applicant, the applicant realized that the government machinery in various offices are Irving its level best to help and facilitate developer to violate laws left, right and centre for reasons best known to these authorities” are not true not correct and hence denied by the Respondent No. 17.

- 33) The Respondent No. 17 says and submits the contents of the paragraph no. 6 of the Application that “*Being aggrieved by and dissatisfied with the inaction on the part of various environment protection authorities, this applicant prefers this application inter-alia on the undermentioned grounds*” are not true not correct and hence denied by the Respondent No. 17.
- 34) The Respondent No. 17 says and submits the contents of the paragraph no. 7 (a) of the Application that “*That, the Respondent No. 17 the M/s. Venkatesh Landmark is a partnership firm of Mr. Rahul Kondiba Satav being Project Proponent is developing land situated at Survey No. 214/1//1 and 214/1/4 on plot admeasuring 17,427 MI, Airport Road, behind symbiosis Law School, Village Lohegaon, Taluka Haveli, District Pune falling under Jurisdiction of Pune Municipal Corporation for construction of residential and commercial buildings project*” are not true, not correct and hence denied by the Respondent No. 17.
- 35) The Respondent No. 17 says and submits the contents of the paragraph no. 7 (b) of the Application that “*It is respectfully submitted that, the Respondent No. 17 is carrying out said*



building construction in total violation of EC dated 30.04.2021. CTE dated 18.05.2021 and CTO dated 28.05.2024” are not true, not correct and hence denied by the Respondent No. 17.

- 36) The Respondent No. 17 says and submits the contents of the paragraph no. 7 (c) of the Application that *“It is submitted that the PP is beneficiary and profit-making entity and PP is also responsible for all illegal activity committed during the construction phase as well as for the damage caused to environment and ecology due to this project activity”* are not true, not correct and hence denied by the Respondent No. 17.
- 37) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (A) of the Application that *“It is submitted that, the MoEF & CC issued notification S.O. 1533 dated 14.09.2006, Mandating prior environmental clearance for the building construction activities for new projects environmental clearance for the building construction activity for new projects as well as any expansion there under schedule item (8) of the notification having total built up area (total covered area) more than 20000 M²”* is matter of record.
- 38) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (B) of the Application that *“It is submitted that, the Gazette Notification dated 14.02.2007 was issued under section 3 and 7 of the Works of Defence Act, 1903 (7 of 1903) which stated that no building or structure shall be constructed, created or erected or no tree shall be planted on any land within the limited of 100 meters from the crest of the outer parapet of*



Indian Air Force Station or Installation. As given in Annexure A' of the Notification and Air Force Station at Pune falls within Annexure A" is not true and not correct in the sense it has been portrayed and hence denied by the Respondent No. 17.

- 39) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (C) of the Application that *"It is submitted that, the MoEF & CC vide notification dated 28.02.2014 delegated power to issue show cause Notice to PP in case of violation of the conditions of the EC issued by SEIAA to projects or activities within their jurisdiction and issue directions to the said PP for keeping such EC in abeyance or withdrawing it, if required for violation. In the present case despite the rampant violations of the EC Conditions brought to the notice of SEIAA, it did not take any action or issued show cause notice, despite having power to that extent"* are not true, not correct and hence denied by the Respondent No. 17.
- 40) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (D) of the Application that *"It is submitted that, the Hon'ble High Court of Judicature at Bombay while passing Order dated 08.07.2015 in PIL No. 117 of 2003 directed Respondent no. 7 i.e. Pune Municipal Corporation to ensure that no construction shall be made in breach of abovementioned Notification"* are not true not correct and hence denied by the Respondent No. 17.
- 41) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (E) of the Application that *"It is submitted that,*

the PP has obtained the NOC dated 17.07.2019 from Directorate of Ops (ATS) for construction of building in Survey No. 214/1/1 and 214/1/4 in village Lohegaon Taluka Haveli and District Pune on the misleading information of geo coordinates of adjoining plot owned by different person. (ANNEXURE A4) which is evident from the Google photos” are not true not correct and hence denied by the Respondent No. 17.

- 42) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (F) of the Application that “It is submitted that, the PP procured the Original Layout & building sanction vide Commencement Certificate no. CC/0461/2020 from PMC on 31.08.2020 of FSI of 32,889.11 M² and Non FSI 30,934.82 M² for total BUA 63.823.93 M² on plot area admeasuring 17,427.00 M² (ANNEXURE A-6). The Area Statement of the same as per Sanction Plan dated 31.08.2020 is as follow:

WING	F.S.I. AREA (in M ²)
A	2580.75
B	3403.50
C	3403.50
D	7338.41
E	3728.41
F (COMMERICAL)	12434.54
Total F.S.I.	32889.11
DESCRIPTION	NON F.S.I AREA (in M ²)
BALCONY	4401.88



<i>REFUGE AREA</i>	<i>182.20</i>
<i>STAIRCASE (FIRE+REGULAR)</i>	<i>2236.38</i>
<i>LIFT (FIRE+REGULAR)</i>	<i>60.11</i>
<i>TOP TERRACE</i>	<i>3434.93</i>
<i>CLUB HOUSE</i>	<i>121.81</i>
<i>GROUND COVERAGE</i>	<i>3954.28</i>
<i>U.G WATER TANK</i>	<i>148.00</i>
<i>O.H TANK</i>	<i>60.00</i>
<i>PUMP ROOM</i>	<i>6.35</i>
<i>OWC AREA</i>	<i>65.00</i>
<i>STP AREA</i>	<i>80.00</i>
<i>TRANSFORMER ROOM</i>	<i>90.00</i>
<i>BASEMENT 01</i>	<i>6145.33</i>
<i>LOWER PARKING</i>	<i>5972.51</i>
<i>PODIUM PARKING</i>	<i>755.20</i>
<i>RAMP</i>	<i>294.94</i>
<i>SECURITY CABIN</i>	<i>3.77</i>
<i>TIOLET</i>	<i>4.05</i>
<i>SOCIETY OFFCIE</i>	<i>9.90</i>
<i>ELECTRICTY ROOM</i>	<i>9.50</i>
<i>MHADA</i>	<i>2898.68</i>
<i>TOTAL NON F.S.I</i>	<i>30934.82</i>
<i>TOTAL BUILT-UP AREA (F.S.I. +NON F.S.I) (in M²)</i>	<i>63823.93</i>

Are matter of record.

- 43) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (G) of the Application that “It is submitted that,

PP have applied to the SEIAA for the grant of the Environmental Clearance (herein after referred to as "EC) on the basis of the Sanction dated 31.08.2020 for total plot area 17,427.00 M², FSI area of 32,889.11 M² Non FSI area of 30,934.82 M² and total BUA 63,823.93 M² The PP submitted application for prior environment clearance to SEIAA with suppression of vital information and misleading the committee & Authority of the fact that project is affected by the Gazette Notification dated 14.02.2007 was issued under section 3 and 7 of the Works of Defence Act, 1903(7 of 1903) by submitting false geo coordinates" are not true not correct and hence denied by the Respondent No. 17.

- 44) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (H) of the Application that "It is submitted that, meanwhile the PP had also obtained revised Sanctioned plan and Commencement Certificate dated 11.11.2020 bearing no. CC/1118/20 for the total construction of FSI of 11,705. M² and Non FSI 25,958.65 M² total BUA 37,664.25 M² on plot area admeasuring 17,427.00 M². The PP had not disclosed the same fact before the SEAC-3 or SEIAA. (ANNEXURE A-7) The Area Statement of the same is as follow"

WING	F.S.I. AREA (in M ²)
A	260.42
B	329.74
C	329.74
D	7401.29



<i>E</i>	3726.41
<i>Total F.S.I.</i>	11705.6
<i>DESCRIPTION</i>	<i>NON F.S.I AREA (in M²)</i>
<i>BALCONY</i>	1798.78
<i>REFUGE AREA</i>	40.75
<i>STAIRCASE (FIRE+REGULAR)</i>	705.18
<i>LIFT (FIRE+REGULAR)</i>	42.63
<i>TOP TERRACE</i>	2390.22
<i>CLUB HOUSE</i>	121.81
<i>GROUND COVERAGE</i>	4326.70
<i>U.G WATER TANK</i>	148.00
<i>O.H TANK</i>	60.00
<i>PUMP ROOM</i>	6.35
<i>OWC AREA</i>	65.00
<i>STP AREA</i>	80.00
<i>TRANSFORMER ROOM</i>	90.00
<i>BASEMENT 01</i>	2948.60
<i>LOWER PARKING</i>	
<i>PODIUM PARKING</i>	
<i>RAMP</i>	294.94
<i>SECURITY CABIN</i>	3.77
<i>TIOLET</i>	4.05
<i>SOCIETY OFFCIE</i>	9.90
<i>ELECTRICTY ROOM</i>	9.50
<i>MHADA</i>	2898.68
<i>AMENITY SPACE</i>	2342.93
<i>OPEN SPACE PODIUM</i>	780.98



DP ROAD	1807.45
NALLAH	321.01
STAIRCASE CAP SLAB/CANOPY	190.74
INTERNAL ROAD	1569
G (MHADA)	2898.68
TOTAL NON F.S.I	25958.65
TOTAL BUILT-UP AREA (F.S.I. +NON F.S.I) (in M²)	37644.25

Are not true, not correct and hence denied by the Respondent No. 17.

- 45) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (I) of the Application that *“It is submitted that, the Proposal of PP was considered by SEAC-3 in its 114th meeting. The SEAC-3 recommended the proposal to SEIAA on the condition that the PP shall obtain IOD/building plan approval from competent authority in concurrence with the remark given by M/s. PRIMO pertaining to nearby Nalla, PP shall ensure more than 3 mtrs distance between trees like Kadamb and the PP shall submit IOD/Man Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions. (ANNEXURE A-8)”* are matter of record.
- 46) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (J) of the Application that *“It is submitted that, the proposal of PP was considered on 01.04.2021 in 218 meeting*

of SEIAA and the SELAA after deliberation decided to grant EC for only FSI 12,047.60 M² and Non FSI 25714.8 M² for total BUA 37,762.46 M² (ANNEXURE A-9)" are not true, not correct and hence denied by the Respondent No. 17. It is pertinent to note that the explanation with regards to this contention has already been elaborated in detail hereinabove.

- 47) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (K) of the Application that "*It is submitted that, the Environmental clearance was granted to PP on 30.04.2021 for the construction of Total IBUA 37,762.46 M² by SEIAA by imposing mandatory conditions of obtaining prior Consent to Establish, NOC from ground Water Authority, conservation of top soil, installation of STP. green belt development etc. (ANNEXURE A-10)*" are not true, not correct in the sense they have been portrayed in the Application and hence denied by the Respondent No. 17.
- 48) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (L) of the Application that "*It is submitted that, the MPCB has granted Consent to Establish (hereinafter referred to as "CTE") to PP for total BUA 63,823.93 M on 18.05.2021 for total plot area 17417.00 M, whereas the EC dated 30.04.2021 was granted for total BUA 37,762. 46 MP The PT intentionally suppressed this fact while obtaining CTE dated 18.05.2021 (ANNEXURE A-11)*" are not true, not correct and hence denied by the Respondent No. 17.

- 49) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (M) of the Application that *"It is submitted that, meanwhile the PP the PP also divided the plot into two parts and had obtained revised Sanctioned plan and Commencement Certificate dated 24.02.2022 bearing no. CC/3709/21 for the construction of FSI of 14,585.00 M² and Non FSI 10,990.13 M² total BUA 25,575.13 M² on plot A and construction of FSI of 25,541.38 M and Non FSL 31,548.29 M² total BUA 57,089.67 M² on plot B (Total BUA 82,664.8 M² on Plot area admeasuring 17,427.00 M²) (ANNEXURE A-12) The Area Statement of the same is as follow"*

PLOT A

WING	F.S.I AREA (in M ²)	NON F.S.I.AREA (in M ²)
F (COMMERICAL)	14585.00	10990.13
TOTAL BUILT-UP AREA PLOT A (F.S.I +NON F.S.I)	25575.13 (AS PER SANCTION PLAN & WORK IS IN PROGRESS)	

PLOT B

WING	F.S.I. AREA (in M ²)
B	6042.65
C	5992.41
D	8838.20
E	4668.12
Total F.S.I.	25541.38



<i>DESCRIPTION</i>	<i>NON F.S.I AREA (in M²)</i>
<i>OPEN SPACE (BASEMENT FLOOR)</i>	<i>1561.95</i>
<i>OPEN SPACE (PODIUM FLOOR +SWIMMING POOL)</i>	<i>1381.95</i>
<i>CLUB HOUSE (G+2)</i>	<i>540.22</i>
<i>REFUGEE AREA</i>	<i>70.56</i>
<i>STAIRCASE (FIRE+REGULAR)</i>	<i>130.08</i>
<i>LIFT (FIRE+REGULAR)</i>	<i>35.93</i>
<i>TOP TERRACE</i>	<i>2959.65</i>
<i>U.G WATER TANK</i>	<i>419</i>
<i>O.H WATER TANK</i>	<i>190.74</i>
<i>PUMP ROOM</i>	<i>6.35</i>
<i>OWC AREA</i>	<i>65.00</i>
<i>STP AREA</i>	<i>80.00</i>
<i>TRANSFORMER ROOM</i>	<i>90.00</i>
<i>BASEMENT 01</i>	<i>5561.03</i>
<i>BASEMENT 02</i>	<i>5561.03</i>
<i>LOWER PARKING</i>	<i>5561.03</i>
<i>PODIUM PARKING</i>	<i>755.02</i>
<i>RAMP</i>	<i>294.94</i>
<i>SECURITY CABIN</i>	<i>3.77</i>
<i>TIOLET</i>	<i>4.05</i>
<i>SOCIETY OFFCIE</i>	<i>9.90</i>
<i>ELECTRICTY ROOM</i>	<i>9.50</i>
<i>AMENITY SPACE</i>	<i>2342.93</i>
<i>NALLAH</i>	<i>321.01</i>

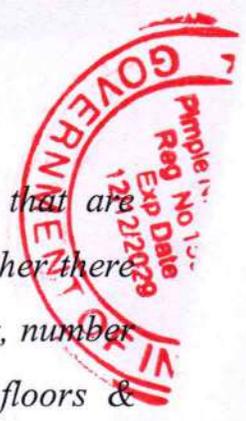


<i>STAIRCASE CAP SLAB/CANOPY</i>	<i>190.74</i>
<i>COMPOUND WALL</i>	<i>254.89</i>
<i>ILLEGAL CONSTRUCTION ON THE LEFT SIDE OF WING E BUILDING</i>	<i>198.48</i>
<i>A (MHADA)</i>	<i>2948.33</i>
<i>TOTAL NON F.S.I</i>	<i>31548.29</i>
<i>TOTAL BUILT-UP AREA PLOT B (F.S.I. +NON F.S.I) (in M²)</i>	<i>57089.67 (AS PER CONSTRUCTION DONE ON ACTUAL SITE)</i>

<i>TOTAL BUILT-UP AREA PLOT A+B (F.S.I. +NON F.S.I) (in M²)</i>	<i>82664.8 (25575.13+57089.67)</i>
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are not true, not correct and hence denied by the Respondent No. 17.

- 50) The Respondent No. 17 says and submits the contents of the paragraph no. 8(N) of the Application that *“It is submitted that, the O.M. dated 05.05.2022 issued by the MOEF & CC for clarification with regard to non-requirement of EC amendment due to change in conceptual plan arising out of statutory requirements in building and construction sector and point no. 5 states that any change in configuration/Planning/design of the appraised building Project for which EC was granted shall not require amendment of EC, subject to no change in (i) Built Up Area (ii) Floor Area Ratio (FAR) (iii) change in exterior*



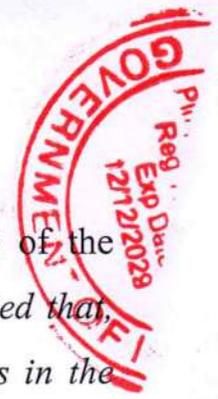
spaces/green belts, parking, walkways and driveways that are covered including attics and outdoor sports courts. Further there shall be no change in the designated use of the building, number of dwelling units, height of the building, number of floors & basements and total excavation of earth of the building/construction/ township/area development project so as not to require any changes in the already approved Environmental Impact Analysis (EIA) and Environmental Management Plan (EMP). (ANNEXURE A-13)” are matter of record.

- 51) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (O) of the Application that *“It is submitted that, meanwhile the PP has again obtained revised Sanctioned plan and Commencement Certificate dated 29.03.2023 bearing no. CC/3514/22. Though repeated request and RTI Application, the copy of the same was not provided to the present Applicant.”* are not true, not correct and hence denied by the Respondent No. 17.
- 52) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (P) of the Application that *“It is submitted that, the Present Applicant vide detailed letter dated 07.01.2024 brought notice to the District Superintendent, Land Records Office, Pune that the at the time of preparation of the Survey Map the nalla passing through the survey N0.214 was deliberately omitted, (ANNEXURE A-14)”* are not true not correct and hence denied by the Respondent No. 17.
- 53) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (Q) of the Application that *“It is submitted that,*



the Fire NOC dated 04.04.2024 issued to PP by Chief Fire Officer, PMC on the basis of this Commencement Certificate dated 29.03.2023 which evident from the reference No. iv of Fire NOC dated 04.04.2024. the Fire NOC is not proper as the height of the buildings are more than 24 mtr., therefore the same shall fall under the category of Special Building as defined in the Regulation no. 1.3.93 (xiv) of United Development Control and Promotion Regulation (UDCPR), 2020 and the same is required margins of 6mls from all side as per regulation no.3.3.9 (b). (ANNEXURE A-15)" are not true, not correct and hence denied by the Respondent No. 17.

- 54) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (R) of the Application that *"It is submitted that, the MPCB has granted Consent to Operate (hereinafter referred toas "CTO") Part - 1 dated 28.05.2024 to PP for total BUA 47,615.53M² with the condition no. (12) which stated that the PP shall obtain the EC from the competent authority for total BUA of 63.823.91 M. as per the sanctioned plan date 31.08.2021, despite that the PP did not apply to SEIAA for the required EC. (ANNEXURE A-16)" are not true, not correct and hence denied by the Respondent No. 17.*
- 55) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (S) of the Application that *"It is submitted that, Part Completion certificate dated 06.06.2024 was issued to PP by PMC on the basis of this Commencement Certificate dated 29.03.2023 which evident from the Part completion issued to PP by PMC. (ANNEXURE A-17)" are matter of record.*



- 56) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (T) of the Application that *"It is submitted that, considering the violations done by PP and discrepancies in the permissions granted by the authorities the present Applicant submitted detailed written complaint with the various authorities for the non-compliance of the various conditions of the FC, CTE and CTO on 09.09.2024. The officials of the MPCB visited the project site on 20.09.2024. (ANNEXURE A -18)"* are not true, not correct and hence denied by the Respondent No. 17.
- 57) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (U) of the Application that *"It is submitted that, the present Applicant filed complaint dated 07.10.2024 with City engineer, PMC to grant of revised sanctions and commencement certificate without valid EC, concretization of nalla flowing through project site, improper NOC of the Directorate of Ops etc. and to take criminal Actions against the PP. ANNEXURE A-19)." are not true, not correct and hence denied by the Respondent No. 17.*
- 58) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (V) of the Application that *"It is submitted that, the MPCB issued letter dated 28.10.2024 to Chief Garden Superintendent, Pune Municipal Corporation to take necessary action for non-compliance/violation of the EC dated 30.04.2021 by the IT for non-development of the adequate green belt along with the periphery of the construction project as per the conditions of the EC dated 30.04.2021. The letter further*



indicated the complaint of the present Applicant that the PP has not maintained green belt total RG area of 1561.8 MP (ANNEXURE-A-20)" are not true, not correct and hence denied by the Respondent No. 17.

- 59) The Respondent No. 17 says and submits the contents of the paragraph no. 8(W) of the Application that *"It is submitted that, the MPCB issued letter dated 28.10.2024 to City Engineer, Pune Municipal Corporation to take necessary action for non-compliance/violation of the EC dated 30.04.2021 by the PP for non-development of the adequate green belt along with the periphery of the construction project, not maintaining the height as per the sanctioned plan, construction on natural nalla passing thorough the project site, non-compliance of the Construction and Demolition Rules, 2016 etc. (ANNEXURE-A-21)" are not true not correct and hence denied by the Respondent No. 17.*
- 60) The Respondent No. 17 says and submits the contents of the paragraph no. 8(X) of the Application that *"It is submitted that, MPCB has issued direction vide no. 2411060003 dated 06.11.2024 with various non-compliances and directed to submit the reply and compliance report. The direction categorically stated the Report of Sub Regional Officer stating the non-compliance of failure to provide temporary sewage and municipal solid waste treatment plant for labour camp, failure to develop green belt, extraction of ground water without NOC/permission from Central Ground Water authority, exceeding construction than granted as per EC dated 30.04.2021 failure to comply with the conditions of CTO, not reserving mother earth for RG area*

etc. ANNEXURE A-22)” are not true, not correct and hence denied by the Respondent No. 17.

- 61) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (Y) of the Application that *“It is submitted that, the PP has file Reply dated 07.11.2024 to the proposed directions dated 06.11.2024 and stated as the there is typographical error in the EC regarding TBUA and has complied with the conditions and there is no excess construction is carried out. Despite giving opportunity by the MPCB PP failed to submit the satisfactorily reply and compliance report”* are not true, not correct and hence denied by the Respondent No. 17. The Respondent No. 17 has appropriately replied to the Proposed Directions dated 06/11/2024 vide its reply dated 07/11/2024.
- 62) The Respondent No. 17 says and submits the contents of the paragraph no. 8(Z) of the Application that *“It is submitted that, the Present Applicant received letter dated 27.11 2024 from the Office of Executive Engineer, Zone 4 of Building Development Department, PMC stating that the information sought by hum shall not be given as the present Applicant is not related to project though all the complaints made by the Present Applicant is submitted to the Office ad required action under rules is initiated. ANNEXURE A-23”* are not true not correct and hence denied by the Respondent No. 17.
- 63) The Respondent No. 17 says and submits the contents of the paragraph no. 8(AA) of the Application that *“It is submitted that, the present Applicant has wrote letter dated 18.11.2024 to Chief*

fire Officer for cancellation Fire NOC dated 04.04.2024 given to PP for the said project. The Chief fire Officer vide letter dated 04.12.2024 issued to present Applicant stating the NOC given is proper and that the more than required side margins has been kept and also the height of the Buildings are as per the sanctioned Layout, though no Sanctioned Layout date is mentioned. (ANNEXURE A-24). It is important if note here that the Fire NOC dated 04.04.2024 is issued without site visit. In the FC dated 30.04.2021 and as per letter dated 04.12.2024 of Chief Fire Officer, the height of the building is mentioned as follow

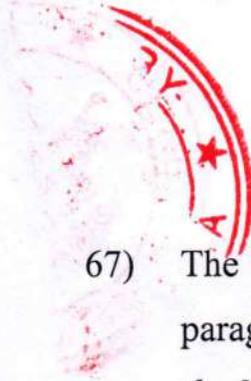
<i>Building</i>	<i>Height as per EC dated 30.04.2021 (in meters)</i>	<i>Height as per letter dated 04.12.2024 of Chief Fire Officer (in meters)</i>
<i>A</i>	<i>30.90</i>	<i>23.90</i>
<i>B</i>	<i>30.90</i>	<i>29.40</i>
<i>C</i>	<i>30.90</i>	<i>29.40</i>
<i>D</i>	<i>30.90</i>	<i>29.40</i>
<i>E</i>	<i>30.90</i>	<i>29.40</i>

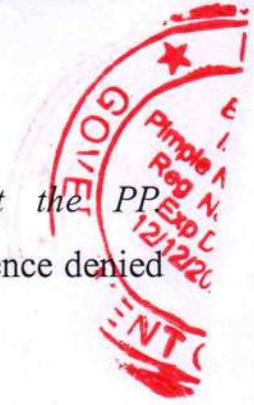
Also as per the Sanctioned Plan dated 31.08.2020 less than 6 Mtrs side margin is kept and the DG Set has been installed in the side margin as well as the construction of STP & DG Set is carried out in the side margin which will restrict the movement of the Fire fighting Vehicle” are not true, not correct and hence denied by the Respondent No. 17.

- 64) The Respondent No. 17 says and submits the contents of the paragraph no. 8(BB) of the Application that “It is submitted that,

the present Applicant filed complaint dated 18.11.2024 with City Engineer, PMC and Member Secretary SEIAA, complaint dated 29.11.2024 with City Engineer, PMC Complaint dated 02.12.2024 with Collector, Pune and Complaint dated 04.12.2024 with Commissioner, PMC for grant of revised sanctions and commencement certificate without valid EC, concretization of nalla flowing through project site, improper NOC of the Directorate of Ops etc. and to take criminal Actions against the PP. ANNEXURE A-25-29)" are not true, not correct and hence denied by the Respondent No. 17.

- 65) The Respondent No. 17 says and submits the contents of the paragraph no. 8(CC) of the Application that *"It is submitted that, the present Applicant filed complaint dated 16.12.2024 with Commissioner, PMC to take action against the guilty officer who issued permissions, no objection Certificate to the Project illegally. ANNEXURE A-30)"* are not true, not correct and hence denied by the Respondent No. 17.
- 66) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (DD) of the Application that *"It is submitted that, PP despite giving opportunity by the MPCB failed to submit the satisfactorily reply and compliance report. The officials of the MPCB visited the Project site on 04.12.2024 and found various non-compliances and after site visit, the MPCB issued Stop Work. Notice dated 18.12.2024 to the PP after recording the non-compliance of the conditions of EC, CTE and CTO found during the site visit, ANNEXURE A-31).* are not true, not correct and hence denied by the Respondent No. 17.

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- 67) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (EE) of the Application that *"It is submitted that, the MPCB after issuing Stop Work Notice dated 18.12.2024 to the PP send communication dated 19.12.2024 to City Engineer, PMC and Executive Engineer, PMC and directed that to ensure to stop work of the construction project after the approval of the environmental clearance certificate dated 30.04.2021 all corrected building permits, sanctions building plans. garden NOC, fire NOC and Partial Completion Certificates approved by the Pune Municipal Corporation should be revoked and communicate the Action Taken Report to the RO, MPCB (ANNEXURE A-32)"* are not true, not correct and hence denied by the Respondent No. 17.
- 68) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (FF) of the Application that *"It is submitted that, the present Applicant filed complaint dated 19.12.2024 and 24.12.2024 with Member Secretary, MPCB and City Engineer, PMC to take necessary action against the PP. ANNEXURE A-33-34)"* are not true, not correct and hence denied by the Respondent No. 17.
- 69) The Respondent No. 17 says and submits the contents of the paragraph no. 8(GG) of the Application that *"It is submitted that, the present Applicant filed complaint dated 27.12.2024 and 30.12.2024. and brought to the notice to HQ. SWACIAF and NOC Cell, Directorate of Ops (ATS) discrepancy between designated coordinate points in the MOD NOC and Google Satellite Map*



and requested to take necessary action against the PP (ANNEXURE A-35-36)” are not true not correct and hence denied by the Respondent No. 17.

- 70) The Respondent No. 17 says and submits the contents of the paragraph no. 8(HH) of the Application that “*It is submitted that, the PP filed Reply dated 30.12.2024 to Stop Work Notice and stated that PP have applied for Corrigendum in EC and CGWA permission/NOC on 30 12.2024 It is submitted that the PP has requested MPCB to stay stop Work Notice on 30.12.2024. It is important to note that, the II only after complaint of the present Applicant and action taken by the MPCB made Application to CGWA, Application for Corrigendum in EC etc. (ANNEXURE A-37)*” are not true, not correct and hence denied by the Respondent No. 17. It is important to highlight that Respondent No. 17 independently identified the inadvertent typographical error in the EC and, on its own initiative, informed the MPCB through a letter dated 17/05/2024. Furthermore, it promptly took steps to rectify the issue by applying for a corrigendum to the EC. However, the Applicant is misrepresenting the situation by unjustly claiming credit for the corrective actions actually undertaken by Respondent No. 17 and portraying it in a negative manner.
- 71) The Respondent No. 17 says and submits the contents of the paragraph no. 8(II) of the Application that “*It is submitted that, the MPCB has without considering the non-compliance and unsatisfactory reply, before corrigendum to EC is issued from the PP, revoked the Stop work direction issued on 18.12 2024 vide letter dated 07.01.2025 in haste. The RO, Pune of MPCB*

recorded false and inadequate, invalid compliance of the Stop Work direction. It can be seen from the point wise compliance observed during the site visit on 06.01.2025 of Field Officer that belated CGWA application, belated application for corrigendum, false affidavit by PP for compliance of the conditions of the EC and CTO, Further the also MPCB disowned their responsibility to regulate the Green Belt development and stated that it is related to PMC authority and to the surprise, the AMPCB did not held the PP liable for earlier violation neither imposed any Penalty (ANNEXURE A-38)” are not true, not correct and hence denied by the Respondent No. 17. It is further submitted that the MPCB has issued the order dated 07/01/2025 revoking the Stop Work Order, after considering the reply dated 30/12/2024 and supporting documents submitted by the Respondent No. 17. Further, the Respondent No. 17 has also submitted a bank guarantee of Rs. 10,00,000/- to MPCB, in compliance to the order dated 07/01/2025 revoking the Stop Work Order. Thus, there is no violation on part of Respondent No. 17.

- 72) The Respondent No. 17 says and submits the contents of the paragraph no. 8 (JJ) of the Application that *“It is submitted that, the present Applicant filed complaint dated 24.01.2025 with HQ. SWACIAF and NOC Cell, Directorate of Ops (ATS) and the Wing commander, Air Force. Lohegaon for discrepancy between designated coordinate points in the MOD NOC and Google Satellite Map and requested to take necessary action against the PP. ANNEXURE A-39 Colly)* are not true, not correct and hence denied by the Respondent No. 17.



- 73) The Respondent No. 17 says and submits the contents of the paragraph no. 8(KK) of the Application that *“It is submitted that, the Present Applicant vide detailed letter dated 08.01.2025, 16.01.2025 and 14.02.2025 brought notice to the SELAA that the revocation of the Stop Work Notice issued to PP is not in accordance with law, therefore the legal action need to be taken against the PP. ANNEXURE A-40 Colly)”* are not true, not correct and hence denied by the Respondent No. 17.
- 74) The Respondent No. 17 says and submits the contents of the paragraph no. 8(LL) of the Application that *“It is submitted that, on the complaint of the present applicant the site visit was carried out by Sub Divisional Engineer, Mutha Canal Irrigation Sub Division and report ins respect of the same was submitted to the Executive Engineer, Khadakwasla Irrigation Division on 18.03.2025 for further action. It was recorded that no permission from Water Resource Department was taken by PP/ the Nalla is seen in Development Plan, the Nalla completely constructed in concrete and is covered and used as road. ANNEXURE A-41)”* are not true, not correct and hence denied by the Respondent No. 17. The Respondent No. 17 further submits that a Nalla was shown as passing through the site of the said Project on the Development plan of PMC however, on site, there was no Nalla, which is also confirmed by PriMove Infrastructure Development Consultants Pvt. Ltd. through its report dated 03/06/2020. Therefore, as a matter of due diligence and as per instructions of PMC, the Respondent No. 17 developed the Nalla at its own cost, and the Respondent No. 17 has not carried out any construction of



Nalla which required permission of any department as alleged by the Applicant.

- 75) The Respondent No. 17 says and submits the contents of the paragraph no. 8(MM) of the Application that "*It is submitted that, the present applicant received information on 27.03.2025 about file movement of the Complaint registered against the PP by present applicant available on Integrated Management Information system of MPCB. (ANNEXURE A-42)*" are not true, not correct and hence denied by the Respondent No. 17.
- 76) The Respondent No. 17 says and submits the contents of the paragraph no. 9(a) of the Application that "*The PP has carried out more construction than permitted vide EC dated 30.04.2021 for Total Built Up Area i.e. 37,762.46 M² whereas the MPCB has granted CTE dated 18.05.2021 for Total Built Up Area 63,823.93 M² Despite the fact that the CTE dated 18.05.2021 after issuance of EC dated 30.04.2021 to PP, which is clearly more TBUA than the TBUA as per EC, therefore, the CTE granted to the PP is not valid and liable to set aside*" are not true, not correct and hence denied by the Respondent No. 17.
- 77) The Respondent No. 17 says and submits the contents of the paragraph no. 9(b) of the Application that "*The CTE dated 18.05.2021 neither mentioned the details of EC dated 30.04.2021 nor the details of TBUA, whereas both the permissions were granted on the basis of Sanctioned Layout dated 31.08.2020*" are not true, not correct in the sense they have been portrayed by the Applicant and hence denied by the Respondent No. 17.



- 78) The Respondent No. 17 says and submits the contents of the paragraph no. 9(c) of the Application that *“That the PP has received revised sanction on 11.11.2020, 24.02.2022 and 29.03.2023, which has substantially increased the TBUA of the project along with increased FSI and changed exterior spaces and in view of the point no.5 OM. dated 05.05.2022 issued by the MOEF & CC for clarification with regard to non-requirement of EC amendment, the PP is required to obtain the amended EC on the basis of those revised sanctions. Now the Ex post facto EC cannot be granted on the basis of Revised Sanctions as the project is partly completed which is evident from the Part Completion Certificate dated 06.06.2024 issued by the PMC and Part CTO dated 28.05.2024 granted by MPCB”* are not true, not correct and hence denied by the Respondent No. 17.
- 79) The Respondent No. 17 says and submits the contents of the paragraph no. 9(d) of the Application that *“The PP have carried out excess construction than the granted vide EC dated 30.04.2021 i.e. 37,762.46 M² which is evident from the Part CTO dated 28.05.2024 granted for 47,615.535q.m.”* are not true, not correct and hence denied by the Respondent No. 17.
- 80) The Respondent No. 17 says and submits the contents of the paragraph no. 9(e) of the Application that *“That the Part CTO dated 28.05.2024 granted to PP for total BUA 47.615.53M² is itself is invalid as it exceeds the TBUA of the EC dated 30.04.2021, though the condition no (12) which stated that the PP shall obtain the EC from the competent authority for total BUA of*



63,823.93 M² as per the sanctioned plan date 31.08.2021 CTO cannot be granted by putting such conditions to obtain such ex post facto EC for the exceeding construction already carried out by the PP” are not true, not correct and hence denied by the Respondent No. 17. As detailed hereinabove, the Respondent No. 17 has already applied for corrigendum to EC and the same is pending for consideration.

- 81) The Respondent No. 17 says and submits the contents of the paragraph no. 9(f) of the Application that “*The PP has stated in his Reply dated 07.11.2024 to the Proposed Direction dated 06.11.2024 that the there was typographical error in the EC letter granted and have applied for the Corrigendum. It is important to note here that the PP only after the Complaint of the present Applicant has applied for Corrigendum after lapse of three and half years, which is not in accordance with law*” are not true, not correct and hence denied by the Respondent No. 17.
- 82) The Respondent No. 17 says and submits the contents of the paragraph no. 9 (g) of the Application that “*The PP has obtained NOC from the Directorate of Operation (ATS) on the misleading information of the geo-coordinates of the adjoining plot, whereas the project of the PP clearly falls within 100 m from the crest of the outer parapet of Indian Air Force Station or Installation at Pune and the same can be seen from the satellite images*” are not true not correct and hence denied by the Respondent No. 17.
- 83) The Respondent No. 17 says and submits the contents of the paragraph no. 9 (h) of the Application that “*The PP, however, has*



channelized and constrained flow of natural nalla passing through the project site by concretization nalla which significantly altered natural course/flow of the concerned water body. The concretization of Nalla prevents the percolation of Rainwater into the ground. The PMC illegally granted permission for construction over nalla. Therefore, the construction of culvert over Nalla is without NOC of the Irrigation Department and requisite permission from the Collector, Pune” are not true, not correct and hence denied by the Respondent No. 17.

- 84) The Respondent No. 17 says and submits the contents of the paragraph no. 9(i) of the Application that *“1. The MPCB observed that, the Order dated 13.09.2022 passed by this Hon'ble Tribunal in the Appeal no. 22 of 2016 (WZ) held that "the RG area has to be provided on ground to enable plantation, SEIAA Maharashtra has thus to ensure availability of spaces as per above normal, the area has not only to be open to sky but also enable planation of trees" which is not applicable to PP as the PP was granted EC prior to judgement. Whereas the said observation of MPCB is not true, as the Sanctioned Layout dated 31.08.2020 shows the RG area/Open Space on ground which later in revised sanction dated 24.02.2022 shown on podium and on mother earth. Firstly, the PP did not obtained the amended EC on the basis of that particular Sanction dated 24.02.2022”* are not true not correct and hence denied by the Respondent No. 17.

- 85) The Respondent No. 17 says and submits the contents of the paragraph no. 9(j) of the Application that *“The PP has carried out construction on revised sanction plans without prior approval of*



the SEIAA. The Condition no. VI of the General condition of the EC mandates that in case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any” are not true not correct and hence denied by the Respondent No. 17.

- 86) The Respondent No. 17 says and submits the contents of the paragraph no. 9(k) of the Application that *“The PP have not developed adequate green belt i.e. 1561.93 M² as per the conditions prescribed in the EC dated 30.04.2021 also PP has not reserved mother earth for development of RG area”* are not true not correct and hence denied by the Respondent No. 17.
- 87) The Respondent No. 17 says and submits the contents of the paragraph no. 9(l) of the Application that *“The PP has installed STP in the side margins which is not in accordance with the law due to which movement of fire fighting vehicle will be restricted”* are not true and not correct and hence denied by the Respondent No. 17. The Sewage Treatment Plant (STP) has been installed after maintaining the requisite margin for the movement of the fire fighting vehicle.
- 88) The Respondent No. 17 says and submits the contents of the paragraph no. 9(m) of the Application that *“The PP have not filed compliance affidavit in prescribed format regarding the compliance of the Consent to operate and EC”* are not true and not correct and hence denied by the Respondent No. 17.



- 89) The Respondent No. 17 says and submits the contents of the paragraph no. 9(n) of the Application that "*The PP did not properly collect and segregated solid waste generated during construction phase*" is not true and not correct and hence denied by the Respondent No. 17. It is pertinent to note that during the construction phase, the top soil excavated was used for gardening and hard rock and murum was used for back filling and internal road.
- 90) The Respondent No. 17 says and submits the contents of the paragraph no. 9(o) of the Application that "*The PP without taking necessary precautions for general safety and health aspects disposed of muck, Construction spoils. Including bituminous material during construction phase*" are not true and not correct and hence denied by the Respondent No. 17.
- 91) The Respondent No. 17 says and submits the contents of the paragraph no. 9(p) of the Application that "*PP did not monitor the ground water level and its quality regularly in consultation with Ground Water Authority during construction phase*" are not true and not correct and hence denied by the Respondent No. 17.
- 92) The Respondent No. 17 says and submits the contents of the paragraph no. 9 (q) of the Application that "*The PP has extracted the ground water from 2 bore wells and carried out the illegal construction of three basements without prior NOC/permission for excavation from the Central Ground Water Authority*" are not true, not correct and hence denied by the Respondent No. 17. It may



kindly be noted that the Respondent No. 17 has already paid a late fee of Rs. 1,00,000/- to the Central Ground Water Authority (CGWA) and also arrear of Rs. 45,869/-. The receipt of the payment made to the CGWA is annexed herewith and marked as “**Annexure R10**”.

- 93) The Respondent No. 17 says and submits the contents of the paragraph no. 9 (r) of the Application that “*The PP did not store all the topsoil excavated during construction activities for use in horticulture/landscape development within the project site*” are not true and not correct and hence denied by the Respondent No. 17. The top soil excavated during the construction phase has been used for the gardening purposes at the site of the said Project.
- 94) The Respondent No. 17 says and submits the contents of the paragraph no. 9 (s) of the Application are “*The PP have not provided temporary sewage and municipal solid waste treatment facility for labour camp*” are not true and not correct and hence denied by the Respondent No. 17. The Respondent No. 17 had provided a facility of mobile toilets for the labour camp during the construction phase and sewage cleaning agency was hired for the regular cleaning process. The said provisions were made in compliance with the EC conditions.
- 95) The Respondent No. 17 says and submits the contents of the paragraph no. 9(t) of the Application that “*The PP did not test Soil and ground water samples to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants*” are not true and not correct and hence denied by



the Respondent No. 17. The Respondent No. 17 had taken the appropriate actions for the topsoil excavation and had procured the soil samples for testing before starting the construction on the site and had obtained a report "*Geotechnical investigation report*" from M/s. EQUICOM STRUCTURAL CONSULTANCY dated 23/06/2021. Further, the Respondent No. 17 has also obtained ground water report dated 17/03/2023. The said reports are annexed herewith as "**ANNEXURE R11**"

- 96) The Respondent No. 17 says and submits the contents of the paragraph no. 9(u) of the Application that "*The PP did not use the low sulphur diesel type diesel generator sets during construction phase*" are not true, not correct and hence denied by the Respondent No. 17. The Respondent No. 17 has used High Speed diesel for the diesel generator set, which is classified as low sulphur diesel.
- 97) The Respondent No. 17 says and submits the contents of the paragraph no. 9(v) of the Application that "*The PP did not hired Vehicles for transportation of Raw material which complied the emission norms prescribed by Ministry of Road Transport & Highways Department*" are not true, not correct and hence denied by the Respondent No. 17.
- 98) The Respondent No. 17 says and submits the contents of the paragraph no. 9(w) of the Application that "*The PP did not maintain or monitored ambient noise levels to residential standards both during day and night*" are not true, not correct and

hence denied by the Respondent No. 17. The Respondent No. 17 used to monitor the noise levels periodically.

99) The Respondent No. 17 says and submits the contents of the paragraph no. 9(x) of the Application that *“The PP did not collected and segregated solid waste or wet waste as the STP or OWC is not operational yet, despite the fact PP has granted part CTO on 28.05.2024 and Condition no. IV of Operational Phase mandates that the PP shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings and no physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement”* are not true and not correct and hence denied by the Respondent No. 17. The STP and the OWC are operational at the site of the said Project, and they have been operational. The monthly maintenance bills for the same have been annexed herewith and marked as **“Annexure R12 Colly”**.

100) The Respondent No. 17 says and submits the contents of the paragraph no. 9(y) of the Application are *“The PMC has issued Part Occupancy Certificate 06.06.2024 without ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms”* are not true, not correct and hence denied by the Respondent No. 17. The Respondent No. 17 has made the provision for adequate water facility at the said Project. The challan receipt dated 24/09/2024 for the payment of obtaining



- water connection paid to the PMC is annexed herewith and marked as “**Annexure R13**”.
- 101) The Respondent No. 17 says and submits the contents of the paragraph no. 9(z) of the Application that “*As the PP had not segregated the solid waste generated in the project, the PP did not disposed of E-waste through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.*” are not true, not correct and hence denied by the Respondent No. 17.
- 102) The Respondent No. 17 says and submits the contents of the paragraph no. 9(aa) of the Application that “*The PP did not provide adequate electric charging points for electric vehicles (EVs)*” is not true and not correct and hence denied by Respondent No. 17. The Respondent No. 17 had provided total 198 of EV charging points, the bills paid against the work order and the sample photographs of charging points is attached herewith an Annexed as “**Annexure R14 Colly**”
- 103) The Respondent No. 17 says and submits the contents of the paragraph no. 9(bb) of the Application that “*The PP did not carry out Green Belt Development considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept*” is not true and not correct and hence denied by the Respondent No. 17. The Respondent No. 17 had obtained an NOC dated 07/07/2022 from the Pune Municipal Corporation, Tree Authority Officer and had received final NOC dated 16/05/2024 wherein the good office of the Deputy Engineer (Construction Development Department) has specifically



mentioned that for the said Plot, the total area of the Plot 7297.41 (only for the plot B) total of 76 trees had been planted along the green belt and are also been maintained. The letter dated 16/05/2024 are attached herewith as “**Annexure R15 Colly**”

- 104) The Respondent No. 17 says and submits the contents of the paragraph no. 9(cc) of the Application that “*The PP did not set up a separate environment management cell with qualified staff for implementation of the stipulated environmental safeguards*” are not true and not correct and are denied by the Respondent No. 17. The Respondent No. 17 has formulated an Environment management cell with qualified staff and accordingly EC was granted.
- 105) The Respondent No. 17 says and submits the contents of the paragraph no. 9(dd) of the Application that “*The did not allocate separate funds for implementation of environmental protection measures/EMP along with item-wise breaks-up*” are not true and not correct and hence denied by the Respondent No. 17.
- 106) The Respondent No. 17 says and submits the contents of the paragraph no. 9(ee) of the Application that “*The PP did not publish/advertise in 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 from issuance of the EC dated 30.04.2021, 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-*

auhure//parivesh.nic.in” are not true and not correct and hence denied by the Respondent No. 17. The Respondent No. 17 had widely circulated a public notice dated 05/05/2021 mentioning all the project details and the Environmental Clearance in newspaper namely “*FINANCIAL EXPRESS*” AND “*LOKSATTA*” both in English and in Marathi. The copy of the public notice of both the newspaper is attached herewith as “**Annexure R16 Colly**”



- 107) The Respondent No. 17 says and submits the contents of the paragraph no. 9(ff) of the Application that “*The PP failed to submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & SELAA*” are not true and not correct and hence denied by the Respondent No. 17. The copy of Six Monthly Compliance report submitted for the period i.e. October 2024 to March 2025 along with the e-mail through which it was submitted is annexed herewith and marked as “**Annexure R17 Colly**”
- 108) The Respondent No. 17 says and submits the contents of the paragraph no. 9(gg) of the Application that “*The did not uploaded the status of compliance of the stipulated EC conditions, including results of monitored data on its website and failed to update the same periodically. Further the PP never sent the same to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB*” are not true and not correct and hence denied by the Respondent No. 17.
- 109) The Respondent No. 17 says and submits the contents of the paragraph no. 9(hh) of the Application that “*The PP never*



monitored and displayed at a convenient location near the main gate of the project, the levels of pollutant namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters” are not true and not correct and hence denied by the Respondent No. 17.

110) The Respondent No. 17 says and submits the contents of the paragraph no. 9(ii) of the Application that *“The PP failed to 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 MPCB”* are not true and not correct and hence denied by the Respondent No. 17.

111) The Respondent No. 17 says and submits the contents of the paragraph no. 9(jj) of the Application that *“The PP failed to submit the environmental statement for each financial year ending 31st March in Form-V to MPCB and Regional Office of MoEF & CC as prescribed under the Environment (Protection) Rules, 1986 and further never put it on the website of the company along with the status of compliance of EC conditions”* are not true and not correct and hence denied by the Respondent No. 17.

112) The Respondent No. 17 says and submits the contents of the paragraph no. 9 (kk) of the Application that *“That, the environmental issues are very complex, and its restoration is more difficult than complexity. But PP has callous attitude for environmental protection and adopted careless, reckless, attitude*

with unapologetic behaviour and manipulated the government authorities, therefore exemplary, damages having deterrent effect must be imposed on this PP to teach lesson” are not true and not correct and hence denied by the Respondent No. 17.



113) The Respondent No. 17 says and submits the contents of the paragraph no. 10 (I) of the Application that *“It is submitted that, the PP has obtained the EC dated 30.04.2021 by the misleading fact as well as suppression of facts. Further PP without obtaining amended EC carried out construction more than permitted in the EC dated 30.04.2021. The PP cannot be granted corrigendum to EC after 4 years by SEIAA also the amended EC on the basis of the recent sanction will also amount to the grant of Ex post facto EC, therefore, the PP is liable to pay heavy, exemplary & deterrent environment compensation and demolition of the excess construction carried out in the Project”* are not true and not correct and hence denied by the Respondent No. 17.

114) The Respondent No. 17 says and submits the contents of the paragraph no. 10(II) of the Application that *“It is submitted that considering the stop work notice of MPCB and serious violations of terms and conditions of Environment Clearance, the amount of environmental damage required to be imposed on PP for restoration of this area should be more Rs. 100 Crores”* are not true and not correct and hence denied by the Respondent No. 17.

115) The Respondent No. 17 says and submits the contents of the paragraph no. 10(III) of the Application that *“It is submitted that, this entire illegal activity shows that inherent lack of coordination*



between the PMC-local authority, SELAA and MPCB and this act cannot be neglected for betterment of environment” are not true and not correct and hence denied by the Respondent No. 17.

116) The Respondent No. 17 says and submits the contents of the paragraph no. 10(IV) of the Application that *“It is submitted that, the applicant have made out prima-facie case and situation will be unbridle uncontrolled it stay is not granted”* are not true and not correct and hence denied by the Respondent No. 17.

117) The Respondent No. 17 says and submits the contents of the paragraph no. 10(V) of the Application that *“It is submitted that, the PP cannot stare in the eyes of the law to continue his construction activity and for occupancy of premises and PP must be prohibited from going ahead”* are not true and not correct and hence denied by the Respondent No. 17.

118) The Respondent No. 17 says and submits the contents of the paragraph no. 10(VI) of the Application that *“It is submitted that, the PP has carried out construction in violation of terms and conditions of EC, without prior permission for ground water extraction.”* are not true and not correct and hence denied by the Respondent No. 17.

119) The Respondent No. 17 says and submits the contents of the paragraph no. 10(VII) of the Application that *“It is submitted that, the PP has used huge quantity of the natural resources for the construction of the project without any impact assessment and caused damage to the environment and ecology in substantial*

nature.” are not true and not correct and hence denied by the Respondent No. 17.

120) The Respondent No. 17 says and submits the contents of the paragraph no. 10(VIII) of the Application that *“It is submitted that, the carbon emission from the martial process and its use during the construction and operation phase is huge and it has adverse impact on the environment and therefore the prior impact assessment is required for the better protection and improvement of the environment due the activity of the project proponent. But PP intentionally failed to prepare such EIA and further neglected to implement such assessment in his project and caused damage to environment.”* are not true and not correct and hence denied by the Respondent No. 17.

121) The Respondent No. 17 says and submits the contents of the paragraph no. 10(IX) of the Application that *“That, the environmental issues are very complex and its restoration is more difficult than complexity. But PP has callous attitude for environmental protection and adopted careless, reckless, attitude with unapologetic behaviour and manipulated the government authorities, therefore exemplary damages having deferent effect must be imposed on this PP to teach lesson”* are not true and not correct and hence denied by the Respondent No. 17.

122) The Respondent No. 17 says and submits the contents of the paragraph no. 10(X) of the Application that *“Therefore considering the stop work notice of MPCB and illegal revocation of the same and serious violations of terms and Conditions of*





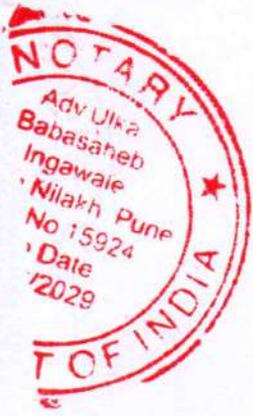
Environment Clearance, the amount of environmental damage required to be imposed on PP for restoration of this area should be more Rs. 100 Crores” are not true and not correct and hence denied by the Respondent No. 17.

- 123) The Respondent No. 17 says and submits the contents of the paragraph no. 10(XI) of the Application that *“It is submitted that, this entire illegal activity shows that inherent lack of coordination between the PMC-local authority, SEAC-III, SEIAA, DOE and MPCB and this act cannot be neglected for the betterment of the environment”* are not true and not correct and hence denied by the Respondent No. 17.
- 124) The Respondent No. 17 says and submits the contents of the paragraph no. 10(XII) of the Application that *“It is submitted that, the applicant have made out prima-facie case and situation will be unbridle uncontrolled if stay is not granted.”* are not true and not correct and hence denied by the Respondent No. 17.
- 125) The Respondent No. 17 says and submits the contents of the paragraph no. 10(I) of the Application that *“It is submitted that, the PP cannot stare in the eyes of the law to continue his construction activity and may be for occupancy of premises and PP must be prohibited from going ahead.”* are not true and not correct and hence denied by the Respondent No. 17.
- 126) The Respondent No. 17 says and submits the contents of the paragraph no. 11(a) of the Application that *“It is submitted that, the Mr. Prashant M. Waghmare being head of the building*

permission department and city engineer of the PMC, the duty bound to regulate and monitor the activity of his department in accordance of the law. But this officer is intentionally neglecting to perform his duty to protect the environment and holding position of city engineer in illegal manner and against the law. Despite the Letter dated 28.10.2024 issued by the MPCB to City Engineer. PMC no action taken by him or no reply has been sent to the same.” are not true and not correct and hence denied by the Respondent No. 17.



- 127) The Respondent No. 17 says and submits the contents of the paragraph no. 11(b) of the Application that *“It is the duty of city engineer to comply with the order and further to protect the environment. The communication was made by the RO, MPCB to take necessary action against the PP and despite multiple complaints made by Present Applicant to him, till date no action is taken against the PP.”* are not true and not correct and hence denied by the Respondent No. 17.
- 128) The Respondent No. 17 says and submits the contents of the paragraph no. 11(c) of the Application that *“This officer Mr. Prashant Waghmare is failed to stop the construction and involve in damaging the environment due to his non-actions.”* are not true and not correct and hence denied by the Respondent No. 17.
- 129) The Respondent No. 17 says and submits the contents of the paragraph no. 12(a) of the Application that *“The Original Application filed for the quashing & setting aside of Environment Clearance date 30.04.2021 because of questions of public*



importance and significance of environmental jurisprudence, in relation to environmental damage and pollution caused by the PP in the cultural & educational capital city of Pune, in the modern state of Maharashtra and such type of illegal activity of by project proponent in connivance of government authority giving rise to unlawful society must be stopped” are not true and not correct and hence denied by the Respondent No. 17.

- 130) The Respondent No. 17 says and submits the contents of the paragraph no. 12(b) of the Application that *“Further it is submitted that, this Applicant is aggrieved due to violation of his legal rights of clean and decent environment as PP is damaging common sharing's like Air, Water, Energy, Building Materials, social infrastructure etc. as common sharing's etc.”* are not true and not correct and hence denied by the Respondent No. 17.
- 131) The Respondent No. 17 says and submits the contents of the paragraph no. 12(c) of the Application that *“Further it is submitted that, there is blatant violation of the environmental enactments and PP causing irreparable damage to the environment & ecology for his ulterior motive to get financial benefits on account of Mother Nature and Respondent authorities have connivance with the PP”* are not true and not correct and hence denied by the Respondent No. 17.
- 132) The Respondent No. 17 says and submits the contents of the paragraph no. 12(d) of the Application that *“It is submitted that. Applicant is performing his constitutional duties under article 48A, 51A (g) to protect environment and Applicant have shown*

dare to bring this violation before this Hon'ble Tribunal as the conduct on Respondent authorities appointed for protection of environment is against their statutory duties and helping PP for cause pollution.” are not true and not correct and hence denied by the Respondent No. 17.

- 133) The Respondent No. 17 says and submits the contents of the paragraph no. 12(e) of the Application that *“Applicant has filed bona fide Original Application and Applicant is common man and vigilant citizen is an aggrieved person performing his constitutional duties promptly & diligently to protect environment & having legal right to enforce the environmental enactments to protect the common sharing of Natural resources.”* are not true and not correct and hence denied by the Respondent No. 17.
- 134) The Respondent No. 17 says and submits the contents of the paragraph no. 12(f) of the Application that *“Applicant is getting hurts by this blatant violation of environmental law damaging common sharing and degradation of ecology and non-action of government authorities, therefore Applicant approached to this Hon'ble Tribunal as vigilant Citizen to protect the environment and to stop such type of illegal practices”* are not true and not correct and hence denied by the Respondent No. 17.
- 135) The Respondent No. 17 says and submits the contents of the paragraph no. 12(g) of the Application that *“It is submitted that, the Hon'ble Apex court is also observed in (1996) 5 sec 281, Indian Council for Enviro-Legal Action Vs Union of India & Ors;*



"(47) *WITH increasing threat to the environmental degradation taking place in different parts of the country, it may not be possible for any single authority to effectively control the same. Environmental degradation is best protected by the people themselves. In this connection some of the non-governmental organisations (NGOs) and other environmentalists are doing singular service. Time has perhaps come when the government can't usefully draw upon the resources of such NGOs to help and assist in the implementation of the laws relating to protection of the environment.*" are not true and not correct and hence denied by the Respondent No. 17.

136) The Respondent No. 17 says and submits the contents of the paragraph no. 12(h) of the Application that "*As these Applicant and Project under challenge sharing the common environment, common social infrastructure, common natural resources, etc. therefore, this Applicant have locus to file present application.*" are not true and not correct and hence denied by the Respondent No. 17.

137) The Respondent No. 17 says and submits the contents of the paragraph no. 13(i) to (v) of the Application are not true and not correct and hence denied by the Respondent No. 17.

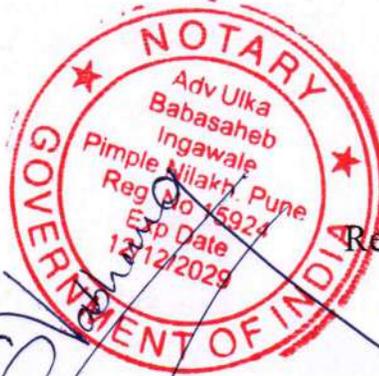
138) The Respondent No. 17 says and submits the contents of the paragraph no. 14(i) and (ii) of the Application are not true and not correct and hence denied by the Respondent No. 17.

139) The Respondent No. 17 says and submits the contents of the paragraph no. 15 (a) to (d) of the Application are not true and not correct and hence denied by the Respondent No. 17.

140) The Respondent No. 17 says and submits that the Applicant is not entitled to any of the prayers as prayed for in the present Application and therefore it is humbly prayed that the Application may kindly be dismissed with exemplary costs.

Pune

Date: 24/09/2025



Respondent No. 17 through its Authorized Representative

Advocate for Respondent No. 17



VERIFICATION

I, Mr. Rahul Kondiba Satav, Age: 45 years, Occupation: Business, having office at: Survey No. Sr. No. 214/1/1(Part), 214/1/4(Part) At – Lohagaon, Tal- Haveli, Dist. – Pune 411014 the Partner and Authorized Representative of the Respondent No. 17, do hereby state on solemn affirmation that the contents of the forgoing paragraphs are true and correct to the best of my knowledge, belief and information in pursuance of which I have signed on this 24th day of September 2025 at Pune.

24 SEP 2025

NOTED AND REGISTERED AT
SERIAL NUMBER 2207/2025

Mr. Rahul Kondiba Satav

BEFORE ME

ULKA BABASAHEB INGAWALE
NOTARY GOVT. OF INDIA
SHIVAJI NAGAR, PUNE - 05



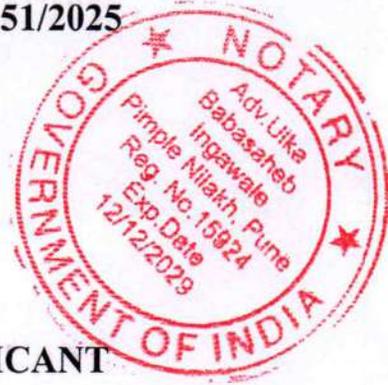
**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH AT PUNE**

ORIGINAL APPLICATION NO 51/2025

IN THE MATTER OF

MR. KALPEASH CHANDRAKANT YADAV

...APPLICANT



VERSUS

UNION OF INDIA AND OTHERS.

.... RESPONDENTS

AFFIDAVIT

I, Mr. Rahul Kondiba Satav, Age: 45 years, Occupation: Service, having office at: Sr. No. 214/1/1(Part), 214/1/4(Part) At – Lohagaon, Tal- Haveli, Dist. – Pune 411014, the Authorized Signatory of the Respondent No. 17, do hereby state on solemn affirmation that:

- 1) I say that I have been authorized to represent the Respondent No. 17 in the present proceeding, and I am aware about the facts and circumstances regarding the subject matter of the present proceeding, and I have obtained and perused the records of Respondent No. 17. I am competent to execute the present affidavit.

2) I say that the accompanying reply is filed on behalf of the Respondent No. 17 has been prepared as per my instructions. I have read the contents of the same. I say that the contents of the said reply are true and correct to the best of my knowledge, information and belief and I have not suppressed any material fact. I say that all annexures attached with the said reply of filed on behalf of Respondent No. 17 are true and correct to the best of my knowledge, information and belief.

Whatever stated in the foregoing paragraphs is true and correct to the best of my information, knowledge and belief in pursuance of which I have signed and solemnly affirmed at Pune, today on this 24th day of September 2025.

I know Affiant



[Signature]
Affiant

Advocate



BEFORE ME
[Signature]
ULKA BABASAHEB INGAWALE
NOTARY GOVT. OF INDIA
SHIVAJI NAGAR, PUNE - 411

24 SEP 2025

NOTED AND REGISTERED AT
SERIAL NUMBER 2705

2025

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,

WESTERN ZONE BENCH AT PUNE

ORIGINAL APPLICATION NO 51/2025

IN THE MATTER OF

MR. KALPEASH CHANDRAKANT YADAV

...APPLICANT

VERSUS

UNION OF INDIA AND OTHERS.

.... RESPONDENTS

LIST OF DOCUMENTS

Annexure No.	Particulars
R1	Letter of Authorization
R2 Colly 1	Layout
R2 Colly 2	Commencement Certificate
R3	Environment Certificate
R4	Letter dt. 17.05.2024 to MPCB by Venkatesh Landmark
R5	Treated Water Sample Report
R6	ATC NoC dated 17.07.2019
R7	Nala Opinion by Primove
R8	Completion Order dt 17.07.2025
R9	6 Mtr. Side Margin - Photograph
R10	CGWA Reciept
R11	Test Report Soil
R12 Colly 1	STP Operator Bill Feb 2025
R12 Colly 2	STP Operator Bill March 2025
R12 Colly 3	STP Operator Bill April 2025
R12 Colly 4	STP Operator Bill May 2025

R13	Paid challan Water Connection
R14 Colly 1	Car Charging Bill
R14 Colly 2	Car Charging Unit
R15	Final Garden Noc
R16	English and Marathi Advertisement
R17 Colly 1	Six monthly post EC compliance report
R17 Colly 2	EMAIL service for Post EC compliance report

Date: 24.09.2025

Place: Pune



Advocates for Respondent No. 17



Date: 26.06.2025

LETTER OF AUTHORIZATION

We, Venkatesh Landmark, a partnership firm consisting of partners (1) Mr. Sandip Kondiba Satav (2) Mr. Rahul Kondiba Satav (3) Mr. Yogesh Pandit Gawali and (4) Mrs. Manisha Dnyaneshwar Katake do hereby solemnly authorize Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav, jointly and severally liable to act as an authorized signatory on behalf of Venkatesh Landmark (hereinafter, referred to as "the Firm") for the following purposes:

1. To appear, represent, file and/or defend the firm before any court/s, authority/ies, tribunal/s, commission/s, forum/s, civil court/s, criminal court/s, arbitrator/s, quasi-judicial authority/ies, revenue authority/ies, administrative authority/ies, executive authority/ies, National Green Tribunal, High Court/s, Supreme Court (hereinafter, collectively referred to as "said Forums") and any other court proceeding on behalf of the Firm and represent the Firm as Authorized Person.
2. To sign, verify and file all Pleading/s, Petition/s, Plaint/s, Written Statement/s, Complaint/s, Application/s, Dispute/s, Affidavit/s, Reply/ies, Appeal/s, Review/s, Revision/s, Special Leave Petition/s, Execution Application/s, Writ/s, Vakalatnama and such other applications or documents to be filed before said Forums or any other court proceeding and to swear on oath the truth of the contents thereof and admit signature before said Forums or any other court proceeding or officer appointed in that behalf.
3. To file interrogatories, answer interrogatories, lead evidence and to depose in any proceedings, answer the questions before said Forums or any other court proceeding, give examination in chief and be cross examined.
4. To compound, compromise and settle any matter and withdraw any proceedings on such terms as the Authorized Person deems fit and/ or to receive money and/or any movable or immovable property, tangible or intangible and/or to comply with the terms as agreed on behalf of the Firm and give receipts and valid discharge and/or take steps for effective withdrawal of the proceedings and/or execution of any award, decree or order.
5. To deposit, withdraw and receive document/s and any money or moneys from the court and/or said Forums or from the opposite party either in execution of the order or otherwise and sign and deliver proper receipts on behalf of the Firm and discharges for the same.
6. To apply for inspection and inspect documents and records, to obtain copies of documents and papers.



7. In relation to the legal proceedings, to do all other acts, deeds, things and to sign, execute and affix the common seal of the Firm on all the necessary documents, papers, deeds for the conduct of the legal proceedings on behalf of the Firm.
8. Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav hereby authorized to do all necessary acts, deeds and things before said Forums or in any other court proceeding on behalf of the Firm and represent the Firm as a Authorized Person to do all necessary acts, deeds and things on behalf of the Firm.

For and on behalf of Venkatesh Landmark



Seal and Signature

Partner

Mr. Sandip Kondiba Satav



Seal and Signature

Partner

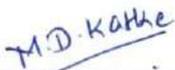
Mr. Rahul Kondiba Satav



Seal and Signature

Partner

Mr. Yogesh Pandit Gawali



Seal and Signature

Partner

Mrs. Manisha Dnyaneshwar Katake



Table with columns: FLOOR, PROPOSED BUILT UP AREA, PERMISSIBLE OPEN BALC. 15%, PROPOSED OPEN BALCONY, PROPOSED STAIRCASE AREA, FIRE STAIRCASE AREA, PROPOSED TENEMENTS, LIFT AREA, FIRE LIFT AREA. Rows include UPPER GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TOTAL.

GROUND COVERAGE STATEMENT. WING - A: FLOOR BUILT-UP = 257.84, OPEN BALCONY = 38.27, TOTAL = 296.11 SQ.M. WING - B: FLOOR BUILT-UP = 341.64, OPEN BALCONY = 48.06, TOTAL = 389.70 SQ.M.

Table with columns: FLOOR, PROPOSED BUILT UP AREA, PERMISSIBLE OPEN BALC. 15%, PROPOSED OPEN BALCONY, PROPOSED STAIRCASE AREA, FIRE STAIRCASE AREA, PROPOSED TENEMENTS, LIFT AREA, FIRE LIFT AREA. Rows include UPPER GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TOTAL.

Table with columns: WING, FLOOR BUILT-UP, OPEN BALCONY, TOTAL. WING - C: 341.64, 48.06, 389.70. WING - D: 738.66, 106.69, 845.35.

Table with columns: FLOOR, PROPOSED BUILT UP AREA, PERMISSIBLE OPEN BALC. 15%, PROPOSED OPEN BALCONY, PROPOSED STAIRCASE AREA, FIRE STAIRCASE AREA, PROPOSED TENEMENTS, LIFT AREA, FIRE LIFT AREA. Rows include UPPER GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TOTAL.

Table with columns: WING, FLOOR BUILT-UP, OPEN BALCONY, TOTAL. WING - E: 593.07, 372.42, 965.49. WING - F: 1537.82, 44.57, 1582.39.

Table with columns: FLOOR, PROPOSED BUILT UP AREA, PERMISSIBLE OPEN BALC. 15%, PROPOSED OPEN BALCONY, PROPOSED STAIRCASE AREA, FIRE STAIRCASE AREA, PROPOSED TENEMENTS, LIFT AREA, FIRE LIFT AREA. Rows include UPPER GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TOTAL.

Table with columns: WING, FLOOR BUILT-UP, OPEN BALCONY, TOTAL. WING - G: 372.42, 0.00, 372.42. PROPOSED GROUND COVERAGE AREA: 4326.70 SQM.

Table with columns: FLOOR, PROPOSED BUILT UP AREA, PERMISSIBLE OPEN BALC. 15%, PROPOSED OPEN BALCONY, PROPOSED STAIRCASE AREA, FIRE STAIRCASE AREA, PROPOSED TENEMENTS, LIFT AREA, FIRE LIFT AREA. Rows include UPPER GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TOTAL.

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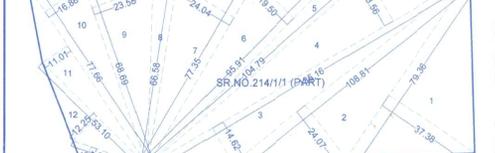
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BEFORE AMALGAMATION PLOT AREA CALCULATION SR NO 214/1/1 (PART). Table with columns: Sr No, Length, Width, No, Total Sq.M. Rows 1-13.



BEFORE AMALGAMATION PLOT AREA CALCULATION SR NO 214/1/1 (PART). Table with columns: Sr No, Length, Width, No, Total Sq.M. Rows 1-13.

PARKING AREA STATEMENT WING - F (COMMERCIAL). TOTAL CARPET AREA = 10035.31 SQM. TOTAL PARKING AREA = 318.954 318.

PARKING AREA STATEMENT WING - A (RESIDENTIAL). TOTAL NO OF FLATS = 20. TOTAL PARKING AREA = 42X12.50 = 525.00 SQ.M.

PARKING AREA STATEMENT WING - B & C (RESIDENTIAL). TOTAL NO OF FLATS = 80. TOTAL PARKING AREA = 84 X 12.50 = 1050.00 SQ.M.

PARKING AREA STATEMENT WING - D (RESIDENTIAL). TOTAL NO OF FLATS = 80. TOTAL PARKING AREA = 113 X 12.50 = 1412.50 SQ.M.

PARKING AREA STATEMENT WING - E (RESIDENTIAL). TOTAL NO OF FLATS = 80. TOTAL PARKING AREA = 113 X 12.50 = 1412.50 SQ.M.

PARKING AREA STATEMENT WING - G (MHADA). TOTAL NO OF FLATS = 80. TOTAL PARKING AREA = 113 X 12.50 = 1412.50 SQ.M.

WATER REQUIRED CALCULATIONS (RESIDENTIAL). WING - A: 20 X 135 = 2700.00 Ltrs. WING - B: 40 X 135 = 5400.00 Ltrs.

WATER REQUIRED CALCULATIONS (COMMERCIAL). WING - F: 11918.22 X 3973 = 47350000 Ltrs. WING - G: 11918.22 X 3973 = 47350000 Ltrs.

PARKING AREA STATEMENT WING - E (RESIDENTIAL). TOTAL NO OF FLATS = 80. TOTAL PARKING AREA = 113 X 12.50 = 1412.50 SQ.M.

PARKING AREA STATEMENT WING - G (MHADA). TOTAL NO OF FLATS = 80. TOTAL PARKING AREA = 113 X 12.50 = 1412.50 SQ.M.

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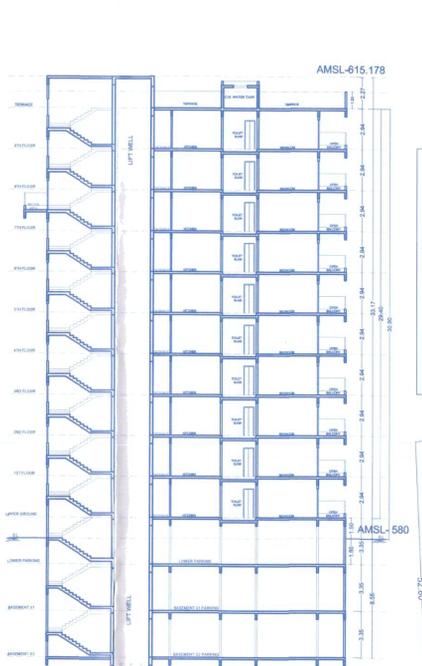
PARKING AREA STATEMENT WING - G (MHADA). TOTAL NO OF FLATS = 80. TOTAL PARKING AREA = 113 X 12.50 = 1412.50 SQ.M.

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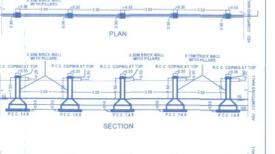
PARKING AREA STATEMENT WING - G (MHADA). TOTAL NO OF FLATS = 80. TOTAL PARKING AREA = 113 X 12.50 = 1412.50 SQ.M.

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NOC.NO.AIR/HQ/S/17726/ATS, DATED-17-7-2019

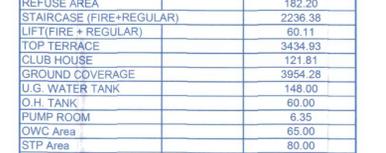
MHADA AREA STATEMENT. 1) PERMISSIBLE FSI = 14604.28 SQM. 2) 20% OF PERMISSIBLE AREA = 2920.85 SQM.



NOC.NO.AIR/HQ/S/17726/ATS, DATED-17-7-2019



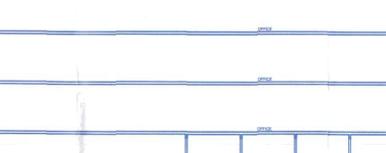
F.S.I AREA + NON F.S.I AREA. Table with columns: PROPOSED BUILDING, BALCONY, REFUSE AREA, STAIRCASE (FIRE+REGULAR), LIFT (FIRE+REGULAR), TOP TERRACE, CLUB HOUSE, GROUND COVERAGE, U.G. WATER TANK, H. T. TANK, PUMP ROOM, OWC Area, STP Area, Transformer Room, BASEMENT- 01, LOWER PARKING, PODIUM PARKING, Ramp, Security Cabin, Toilets, Society Office, Electric Room, MHADA, F.S.I TOTAL, NON F.S.I TOTAL, F.S.I AREA + NON F.S.I AREA.



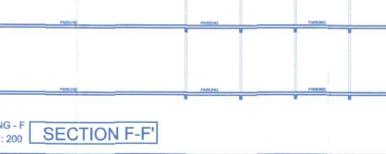
AMENITY SPACE AREA CALCULATION. Table with columns: Sr No, Length, Width, No, Total Sq.M. Rows 1-6.



OPEN SPACE AREA CALCULATION. Table with columns: Sr No, Length, Width, No, Total Sq.M. Rows 1-6.



AFTER AMALGAMATION PLOT AREA CALCULATION. Table with columns: Sr No, Length, Width, No, Total Sq.M. Rows 1-19.



AFTER AMALGAMATION PLOT AREA CALCULATION. Table with columns: Sr No, Length, Width, No, Total Sq.M. Rows 1-19.

LAYOUT OF APPROVAL. SITE PLAN, LOCATION PLAN, F.S.I STATEMENT, PLOT AREA KEY PLAN, PLOT AREA CALCULATIONS, WATER CALCULATIONS. New Residential + Comm. Amalgamation + Layout of Building.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit extension and extension of the internal roads & services through this lands under layout/sub-division.

PROFARMA -- I. AREA STATEMENT: AREA OF PLOT (Minimum area of a, b, c to be considered) 17427.00.

1a. As Per ownership document (7/12, CTS extract) a) Sr No 214/1/1 (Part) 9600.00 b) Sr No 214/1/4 (Part) 7827.00

1b. As Per measurement sheet 17665.71

1c. As Per site 17427.00

2. DEDUCTIONS FOR a) PROPOSED D.P./R.P. ROAD WIDENING AREA 1807.45 b) ANY D.P. RESERVATION AREA: 1807.45 (Total a + b)

3. GROSS AREA OF PLOT (1 - 2) 15619.55

4. RECREATIONAL OPEN SPACE a) REQUIRED - 1561.95 b) PROPOSED - 1561.95

5. AMENITY SPACE a) REQUIRED - 2342.93 b) PROPOSED - 2342.93

6. NALA AREA 321.01

7. INTERNAL ROAD 13276.62

8. NET AREA OF PLOT = [3 - 5 b] 14604.28

9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (13276.62X1.1) 16004.28

10. ADDITION OF AREA FOR F.S.I a) PAID 50% (13276.62 X 0.50) 6638.31 b) ROAD ACQUISITION AREA (1807.45 X 2) 3614.90 c) AMENITY SPACE (2342.93 X 2) 4685.87 d) TOTAL TDR (13276.62 X 0.90) + 11848.95 3648.18

(Total a + b + c + d) 18527.26

11. TOTAL AREA AVAILABLE [9+10] 33191.54

12. MAXIMUM UTILIZATION OF F.S.I PERMISSIBLE 2.50 33191.54

13. TOTAL BUILT UP AREA IN PROPOSAL a) existing built up area = 0.00 b) proposed built up area = 32889.11 c) excess balcony area counted in F.S.I 0.00 d) excess double height terraces area counted area counted in F.S.I 32889.11 (Total a + b + c + d)

14. F.S.I CONSUMED (13/8) 2.50

15. AREA FOR INCLUSIVE HOUSING, IF ANY a) REQUIRED (20% X 14604.28) 2920.85 b) PROPOSED 2920.86

16. BALANCE AREA 332.43

TITLE: PMC DRAWING BUILDING PLAN & BUILDING LAYOUT. PROPOSAL: PROPOSED LAYOUT OF COMMERCIAL & RESIDENTIAL BUILDING, SR. NO.214/1/1(PART), 214/1/4 (PART) AT, LOHEGAON, TAL- HAVELI, DIST- PUNE. OWNER / POA: M/S. CONCORD CO. OP HOUSING SOCIETY THROUGH POAH. MR. VENKATESH LANDMARK THROUGH MR. RAHUL KONDIBA SATV AND OTHERS. OWNER'S SIGN: [Signature]

SCALE = 1 : 100. NORTH. AA-19/128 MD-001-001. DATE : 04 / 07 / 2020. DESIGN : ANAGHA. CHECK BY : A A. ARCHITECT: [Signature]. otit admulwar ARCHITECTS & PLANNERS (AN ISO 9001:2015 CERTIFIED COMPANY). FLAT NO 05, THIRD FLOOR, SHREE TOWERS, BEHIND MAGARBITTA CHOWK, HADAPSAR, PUNE-41. Office : +91 88 8800 4700, +91 88 0541 9700. otit@admulwar.com, anil@admulwar.com



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

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

प्रकरण दिनांक : LOH/0048/19

Proposal Type : Resi+Comm

Case Type : New

Project Type : Amalgamation + Lay out
of Building



क्रमांक : CC/0461/20

दिनांक : 31/08/2020

श्री / श्रीमती VENKTESH LANDMARK THROUGH RAHUL KONDIBA SATAV SATAV व्दारा आर्किटेक्ट / ला. स. श्री ATIT SHRIKANT ADMULWAR यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Lohagaon घरांक सर्वे न 214(PART) सी. सं. न. _____ हिस्सा नं 1/1,1/4 फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 25/02/2020 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

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

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

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

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

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

काही महत्वाच्या विशेष सूचना :-

१. विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकसकावर बंधनकारक राहतील.
२. नियोजित बांधकाम सुरू करणेपूर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडाव्याचे दर्शविलेले बांधकाम वैध मार्गाने पाडणार.
३. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार
४. काम सुरू करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
५. बेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.
६. बेसमेंटमध्ये साठणाऱ्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.
७. बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.
८. मालकी हक्काबाबत व पुनर्वसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकसकाची राहिल व मनपास कोणतीही तोषीस लागू देणार नाही.
९. बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार
१०. बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार स्त्री कामगारांसाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.
११. सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार
१२. प्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.
१३. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकसकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता. ख. जागेच्या हद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ. बिल्टअप एरीया/नियोजित बांधकामाचे एकूण क्षेत्र.ड. निवासी फ्लॉटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. छ. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.
१४. काम सुरू करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.
१५. आवश्यक तेथे प्रोव्हीजनल फायर एन.ओ.सी. मधील अटी मालक/विकसक यांचेवर बंधनकारक राहतील.
१६. अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.
१७. इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी ट्री गार्डमध्ये झाडे लावणार.
१८. मिळकतीमधील रस्तारुंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.
१९. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मारिजिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॉट धारक/मालक यांचेकडून वसूल करण्यात येईल.
२०. भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारुंदी आरक्षित क्षेत्र/अॅमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर./रस्तारुंदी व अॅमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर.सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्तारुंदी/अॅमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुज्ञेय करण्यात येईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही.



केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. अॅक्ट १९४९ चे संबंधित कलमार्गत कारवाई करण्यात येईल. तसेच मिळकतीत त्रयस्थ हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.

२१. एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.
२२. ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.
२३. म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवासांच्या पुरेसा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.

-: अटी:-

१. लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस डेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शानुसार सदर काम समाधानकारक व योग्य निकषानुसार करणार.
२. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.
३. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या डेनेज विभागाच्या देखरेखीखाली टाकणार.
४. उपअभियंता(मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखर्चाने जोडणार.
५. क्षेत्रिय कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.
६. उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.
७. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिवळ्या रंगाने दर्शविलेली बांधकामे वैध मार्गाने पाडून घेणार.
८. सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपन घालणार.
९. रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापासह सादर करणार.
१०. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वतःपाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.
११. विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.
१२. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
१३. गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरुस्तीची व्यवस्था विकसकाने करावयाची आहे.
१४. गृहप्रकल्पामध्ये कोणताही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.
१५. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.
१६. सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रूंदी वि.नि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनिःसारण वाहिन्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रूंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.
१७. सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमापन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापानुसार दुरुस्त नकाशा सादर करणार. ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार.क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वतःसोय करावयाची आहे.ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापाबाबत प्लॉटस् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.
१८. जागेवर कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांजकडून बांधकामाची परवानगी घेणार.
१९. रस्ता रूंदीचे अतिरिक्त चर्टई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.
२०. बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजित ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.
२१. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.
२२. ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहिल दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित

करणार.

२३. पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहिल तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यांवर बंधनकारक राहिल.
२४. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
२५. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
२६. १५० पेक्षा जास्त टेनामेंट असल्यास डेनेज विभागाचे नियम व सुचनेनुसार सिव्हेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहिल.
२७. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
२८. पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.
२९. ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.
३०. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.
३१. सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजूरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.
३२. १५ % अॅमिनिटी स्पेसचा एफ.एस.आय. सदर अॅमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उतान्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहिल.
३३. सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपूर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहिल. म.न.पा.स कोणताही तोषिष लागू देणार नाही.
३४. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
३५. नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहिल. प्राथमुल्ह सर्वेक्षणानुसार आवश्यक ते चायनेलाशज्ञेशन /नाला ट्रेन्वींग जार्गवर प्रत्यक्षात करून घेणे बंधनकारक राहिल.
३६. एअर प्लेस अॅथॉरीटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.

अटी :-

- १) बांधकाम परवानगी प्रस्ताव दाखल करण्याअगोदर पर्यावरण विभागाकडील ना हरकत घेणे बंधनकारक राहिल.
- २) मिळकतीमधील नाला विकसित करण्याची जबाबदारी इमारतीचे प्रत्यक्ष बांधकाम सुरु करणेपूर्वी प्रस्तावधारक/विकसक यांचेवर राहिल.
- ३) फायर NOC दाखल करणार.

Sd/-

**SANTOSH KISAN
GAIKWAD**
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

R Shinde

Sd/-

Rajesh Maruti Shinde
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

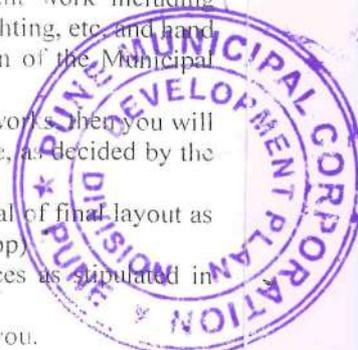
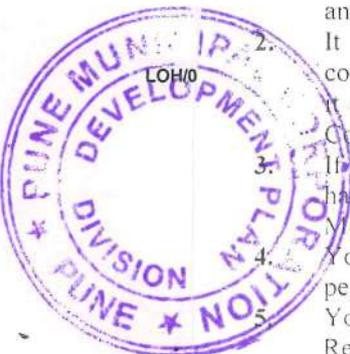
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Signature/Stamp

Digitally signed by -Rohidas G. Ghane
Date: 31-08-2018 10:58:10 AM
Reason: PUNE MUNICIPAL CORPORATION
Location: बांधकाम विकास विभाग
पुणे म न पा

परिशिष्ट डी-२ हाती

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Corporation after developing them to the satisfaction of the Municipal Commissioner.
3. If you wish that the Municipal Corporation has to carry out these development works, then you will have to deposit the estimated expenses to the Municipal Corporation in advance, as decided by the Municipal Commissioner.
4. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (applicable in case where owner is not allowed to develop)
5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
6. This permission does not entitle you to develop the land which does not vest in you.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/149621/2020
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 30.04.2021.

To
 M/s.Venkatesh Landmark
 (through Mr.Rahul Kondiba Satav),
 Survey No.214/1/1 and 214/1/4 Airport Road,
 Behind Symbiosis Law School,
 Viman Nagar, Lohegaon,
 Tal-Haveli, Dist-Pune

Subject : Environment Clearance for proposed Residential and Commercial Development at Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune by M/s.Venkatesh Landmark through Mr.Rahul Kondiba Satav

Reference : Application no. SIA/MH/MIS/149621/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 144th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/149621/2020	
Name of Project	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others	
Project category	8a (B2)	
Type of Institution	Private	
Project Proponent	Name	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and others
	Regd. Office address	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune 411014
Consultant	NABET Accredited EIA Consultant	
Applied for	New Greenfield Project	
Details of previous EC	NA	
Location of the project	Survey No.214/1/1 and 214/1/4 Airport road, Behind Symbiosis	

	Law school				
Latitude and Longitude	Latitude - 18°34'35.01"N, Longitude 73°54'46.53"E				
Total Plot Area (m2)	17,427.00				
Deductions (m2)	4,150.38				
Net Plot area (m2)	13,276.62				
Proposed FSI area (m2)	32,889.11				
Proposed non-FSI area (m2)	30,934.82				
Proposed TBUA (m2)	63,823.93				
TBUA (m2) approved by	63,823.93				
Planning Authority till date	Pune Municipal Corporation				
Ground coverage (m2) & %	4,326.70				
Total Project Cost (Rs.)	Rs. 62.00Cr				
Details of Building Configuration:				Reason for Modification / Change	
Previous EC / Existing Building		Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
			WING - F (COMMERCIAL)	B1+B2+LP+UG+8 TH FLOOR	30.95
			WING - A	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - B	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - C	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - D	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - E	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - G (MHADA)	LP+UG+7TH FLOOR	24.00
			Club House	G + 1	
Total number of tenements			No of Tenements- 288 No. of shops - 54 + 2 Restaurant No of offices - 06		
Water Budget	Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	Residential 129 + Commercial 41	Fresh Water	Residential 129 + Commercial 41	
	Recycled (Gardening)	Residential 10 + Commercial 3	Recycled (Gardening)	0	
	Swimming Pool	0	Swimming Pool	0	
	Flushing	Residential 65 + Commercial 27	Flushing	Residential 65 + Commercial 27	
	Total	275	Total	262	
	Waste water generation	Residential - 194 Commercial - 68	Waste water generation	Residential - 194 Commercial - 68	
Water Storage Capacity for Firefighting / UGT	Fire UG tank - Residential - 250 Commercial - 200				

	Fire Overhead tank – Residential – 20 MHADA - 25 Commercial – 20		
Source of water	Local Body – Pune Municipal Corporation		
Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 11.50 m. to 15.50 m. BGL. (13.50 M. BGL Average) Rainy Season – 5.50 m. to 8.00 m. BGL. (6.75 M. BGL Average) Winter Season – 8.50 m. to 11.75 m. BGL. (10.13 M. BGL Average)	
	Size and no of RWH tank(s) and Quantity:	NA	
	Quantity and size of recharge pits:	7 Nos. (a) 5 for Roof Top & b) 2 for Surface Run Off} a) 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep & 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep.	
	Details of UGT tanks if any:	Residential – 406 MHADA -38 Commercial – 262	
Sewage Wastewater and	Sewage generation in CMD:	Residential – 194 Commercial – 68	
	STP technology:	MBBR	
	Capacity of STP (CMD):	Residential – 200 Commercial – 80	
Solid Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	4	Collected by Ghantagadi
	Wet waste:	2	Collected by Ghantagadi
	Construction waste	Excavated material from proposed buildings.	Debris and excavated material will be reused within site; top soil will be used for landscaping.
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	532	Handed over to authorized recyclers
	Wet waste:	669	Organic Waste Convertor
	Hazardous waste:	Negligible	Handed over to authorized recyclers
	Biomedical waste	NA	NA
	E-Waste	5.6	Handed over to Authorised Vendor
	STP Sludge (dry)	80 Kg/day	Will be used as manure
Green Belt	Total RG area (m ²):	Provided RG =1561.8	

Development	Existing trees on plot:		109 planted by the developer	
	Number of trees to be planted:		196	
	Number of trees to be cut:		0	
	Number of trees to be transplanted:		0	
Power requirement:	Source of power supply:		MSSEDCL	
	During Construction Phase (Demand Load):		100 KW	
	During Operation phase (Connected load):		3412.85 KW	
	During Operation phase (Demand load):		2497.48 KVA	
	Transformer:		630 KVA - 4Nos	
	DG set:		Residential 160KVA, MHADA 20 KVA and Commercial 82.5KVA	
Fuel used:		HSD		
Details of Energy saving		Solar water heating – 13.02 % Solar PV system– 10.77 % Total Power saving including saving due to Water Heaters – 23.86 %		
Environmental Management budget during Construction phase	Type	Details	Cost	
	Capital	Air, water, land, biological environment and socioeconomic environment	11.01	
	O&M	Air, water and Noise Monitoring	1.08	
Environmental Management Budget during Operation phase	Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
	Storm water	-	-	-
	Sewage treatment	STP	27.5 + 12.5	14.48 + 5.23
	Water treatment	-	-	-
	RWH	RWH Pits	10	0.5
	Swimming Pool	-	-	-
	Solid Waste	OWC	15.50	3.63
	Hazardous waste	-	-	-
	E waste	Handed over to Authorized Vendor	-	-
	Green belt development	Gardening	10.86	2.00
	Energy saving	Other measures	-	-
		Renewable energy	57.8	2.89
	Environmental Monitoring	From MoEF&CC approved lab	-	8.44
Disaster Management	-	123	7.95	
Sewage Pumping Cost	-	-	-	
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
	4-Wheeler	700	700	12873.04
	2-Wheeler	1564	1564	
	Bicycles	692	692	

3. The proposal has been considered by SEIAA in its 218th A meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD / building plan approval from competent authority in concurrence with the remarks given by M/s PRIMO pertaining to nearby nalla.
2. PP to ensure adequate distance between trees like Kadamb instead of 3 m which is very less.
3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

B. SEIAA Conditions-

1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
2. 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.
3. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 12047.60 m², Non-FSI-25714.86 m², Total BUA- 37762.46 m² (Restricted As per CC) (Plan approval- CC/461/20, dated- 31.08.2020)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in

horticulture / landscape development within the project site.

- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent

emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the

project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA. as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per

EIA Notification, 2006, amended time to time.

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

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



Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

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



M/S VENKATESH LANDMARK

Date: 17/05/2024

To,
Mr. Pravin Darade (IAS)
The Principal Secretary,
Maharashtra Pollution Control Board,
Kalpataru Point, 2/3/4th Floor, Sion Matunga Scheme,
Road No. 8, Opp. Sion Circle, Sion (East), Mumbai-400022

Sub: Information about typographical error BUA as per IOD Layout CC/0461/20 Dated 31.08.2020 of Environmental Clearance Residential and Commercial Development Project M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others at Survey No. 214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Viman Nagar, Lohegaon, Tal-Haveli, Dist.-Pune 411014.

Ref: Environment Clearance vide letter no. SIA/MH/MIS/149621/2020 Dated 30th April 2021.

Respected Sir,

This is with reference to the above subject, kindly inform you that As per Environment clearance letter page no- 05 Specific Conditions: B) SEIAA Conditions Point No 3. Are mention FSI – 12047.60 m² ,Non-FSI -25714.86 m² ,Total BUA -37762.46 m² Plan approval- CC/461/20 Dated 31.08.2020 this is typing error as per Plan approval- CC/461/20 Dated 31.08.2020 FSI – 32,889.11 m² ,Non-FSI -30,934.82 m² ,Total BUA -63,823.93 m² which is mention on EC letter Page No. 02 as well as on Consent to Establish letter No:-Format1.0/JD(WPC)/UAN No.0000108344/ce-2105000767 Dated 18.05.2021

So please consider this typographical error of this area FSI- 32,889.11 m², Non-FSI- 30,934.82 m², Total BUA-63,823.93 m² instead of FSI-12047.60 m², Non-FSI- 25714.86 m², and Total BUA- 37762.46 m²

We are submitting along with the necessary annexures.
This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,

For M/s Venkatesh Landmark

Authorized Signatory



Encl:

- 21/5/24
- Maharashtra Pollution Control Board
Kalpataru Point, 2nd Floor, Sion Circle,
Opp. Sion Planet, Sion (East),
Mumbai - 400 022
Tel: 24010437 / 24020781.
Website : www.mpcc.gov.in
- EC Letter Dated 30.08.2021
 - Consent to Establish Letter Dated 18.05.2021
 - IOD Plan Dated 31.08.2020
 - CC letter Dated 31.08.2020

Copy to: 1) M.P.C.B Pune, 2) M.P.C.B Mumbai

Survey No - 214/1/1, 214/1/4 Lohegaon (Vimannagar) Behind Symbiosis Law School,
Airport Exit Road, Tal - Haveli, Dist - Pune 411014. Tel: +91 8888 06 4444

info@oxybuildcorp.in
www.oxybuildcorp.in

 MAHARASHTRA "Your Service is our Duty"	MAHARASHTRA POLLUTION CONTROL BOARD Regional Laboratory, Pune. Regional Laboratory, Pune, Maharashtra Pollution Control Board, Jog Center, 3rd Floor, Mumbai Pune Road, Wakdewadi, Pune- 411 003, Tel : 020-25811698 e-mail : sopunelab@mpcb.gov.in website : http://mpcb.gov.in	 TC-16152
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NABL Accreditation:- ISO/IEC 17025:2017, TC-16152	Issue Date: 10-01-2023 Validity: 09-01-2025
Certification Standards:- ISO 45001: 2018, C.NO.944015/S-2	Issue Date: 26/02/2024 Validity: 25/02/2027
MoEF Recognition:	Issue Date: 16-06-2023 Validity: 25-02-2024

Test Report No.: MPCB/RL-Pune/JVS/25-26/07/287-A	Date: 22/07/2025 05:00 PM
ULR No.: TC-1615225000000521F	

Test Report-Water (JVS)

Field Sample ID	BR-0096384	Type of Industry	Red (LSI)	
Name & Address of the Industry	Residential and Commercial Development at Lohegaon by M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others			
Industry Consent No./UAN No.	MPCB-CONSENT-0000206259	Type of Sample	Water	
Sample collected by (Officer Name)	FO-Pune I (Mrs. Jyoti Shivaji Sutar) (SRO-Pune I)	Location of sample collection	STP (Outlet)	
Seal No.:	257	Method of sample collection	Grab	
Sample Collection	Date	27/06/2025	Total No. of Containers	1
	Time	03:50 PM	Nature/Description of Sample	Treated Sewage

Lab ID	MPCB/RL-Pune/JVS/25-26/699	Sample condition	Ok, as per QSP 08	
Received by lab	Date	30/06/2025	Analysis Started On	30/06/2025 06:00 PM
	Time	05:34 PM	Analysis Completed On	22/07/2025 05:00 PM
Sample received by (Name & Designation)	R P Raut (JSO)			

Sr.No	Parameter	Results	Unit	Test Method
1	pH@25 degree C	7.5		APHA 24th Edition 4500-H+ B (Electrometric Method)
2	Suspended Solids (SS)	10.0	mg/l	APHA 24 th Edition 2540-D

Sr.No	Parameter	Results	Unit	Test Method
3	Biochemical Oxygen Demand (BOD)	3.8	mg/l	IS 3025 (Part 44)
4	Chemical Oxygen Demand (COD)	12.0	mg/l	IS 3025 (Part 58)

Remarks: Nil

Approved & Reviewed By

R P Raut
JSO,
Regional Laboratory, Pune,
(Authorized Signatory)

Note :

1. The results refer to the samples and parameters requested for analysis.
2. Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed
3. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.

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

Phone no. : 020-25811698
Visit us at : <http://mpcb.gov.in>
mail : sopunelab@mpcb.gov.in



Regional Laboratory, Pune, Maharashtra
Pollution Control Board, Jog Center, 3rd
Floor, Mumbai Pune Road,
Wakdevadi, Pune- 411 003

Test Report No.: MPCB/RL-Pune/JVS/25-26/07/287-B

Date: 22/07/2025 05:00 PM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0096384		
Name & Address of the Industry	Residential and Commercial Development at Lohegaon by M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (Outlet)		
Lab code :	MPCB/RL-Pune/JVS/25-26/699		
Sampling Method(s) :	Grab	Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Pune I (Mrs. Jyoti Shivaji Sutar)	Sample Volume Received :	Plastic can 2.5 ltr
Sample submitted by (Name) :	FO-Pune I (Mrs. Jyoti Shivaji Sutar) (SRO-Pune I)	Seal No. :	257
Date of Sample Collection.(dd/mm/yyyy) :	27/06/2025 03:50 PM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	30/06/2025 05:34 PM
Analysis start Date (dd/mm/yyyy). :	30/06/2025 06:00 PM	Analysis end Date (dd/mm/yyyy). :	22/07/2025 05:00 PM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	Ammonical Nitrogen	0.38	mg/l	
2	Nitrate Nitrogen	1.60	mg/l	

Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed

Remarks: Nil

Remark for Amended Report:

Remark: - Note: This test report refers only to the sample submitted for the testing.

Results Compiled by: R P Raut

Results Approved by: R P Raut

Results Reviewed by: R P Raut

This is an Electronically generated report does not require signature

Note :

1. The results refer to the samples and parameters requested for analysis.
2. Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed
3. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.

R P Raut
JSO,
Regional Laboratory, Pune,
(Authorized Signatory)

End of The Report

Tele: 23010231/5215

Directorate of Ops (ATS)
Air Headquarters
Vayu Bhawan, Rafi Marg
New Delhi -110011

Air HQ/S 17726/4/ATS (Ty BM-MMCMVII)

17 July 2019

✓ Shri Rahul Kondiba Satav
Venkatesh Oxy Group
S. No. 50/2, Chandan Nagar
Pune-411014

NOC FOR CONSTRUCTION OF BUILDINGS

Sir,

1. Please refer your application on the subject.
2. 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. Air HQ has no objection for construction of building with a reduced height of 33.178 M AGL or 615.178 M AMSL at Survey No. 214/1/1 and 214/1/4, Village-Lohegaon, Taluka-Haveli, Dist-Pune (Maharashtra), subject to following conditions:
 - (a) The NOC is for construction of buildings and cannot be used as document for any other purpose/claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/all statutory clearances from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structures. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) 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.
 - (e) Vertical extent (highest point) of the buildings proposed at coordinates mentioned overleaf shall not exceed 615.178 M AMSL or 33.178 M AGL whichever is lower. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightening 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° 34' 36.10" N	73° 54' 45.80" E	582 M AMSL
2.	18° 34' 35.40" N	73° 54' 49.40" E	581 M AMSL
3.	18° 34' 34.70" N	73° 54' 53.10" E	582 M AMSL
4.	18° 34' 32.60" N	73° 54' 52.60" E	581 M AMSL
5.	18° 34' 30.60" N	73° 54' 51.80" E	580 M AMSL
6.	18° 34' 31.10" N	73° 54' 49.80" E	580 M AMSL
7.	18° 34' 32.80" N	73° 54' 50.30" E	580 M AMSL
8.	18° 34' 33.60" N	73° 54' 46.10" E	581 M 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.

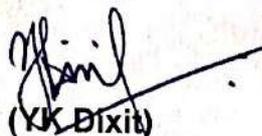
(g) A proper garbage disposal system shall be ensured by the applicant prior to the construction of building for the purpose of avoiding bird activity.

(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 of construction including installation of obstruction lights shall be intimated to AOC, AF Station Pune and CATCO, HQ SWAC IAF, Vayu Shakti Nagar, Chiloda, Gandhinagar-382042, Gujarat. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid for five years from the date of its issue. If the buildings are 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.

Yours sincerely,



(YK Dixit)

Group Captain

Group Captain Operations ATS

Ref.No/Pri 123 / 2020

Date-03rd June 2020

To,

Dy. Engineer,
Building Development Zone No.4
Pune Municipal Corporation,
Pune.

Sub: - Nalla Opinion Report for Nalla No LN2 in Sr.No.214/1/1 and 214/1/4
Pune Peth Lohagaon, Viman nagar Basin -L

Ref: - Your Letter No. Zone 4/3228 Dated 05th March.2020.

Dear Sir,

With reference to above subject our Engineer visited above mentioned site on 11th March 2020 following are the observations and recommendations made by us.

Observations -

1. Nalla No. LN 2 is passing through Sr.No.214 Said plot is located approximately at Node No. LN 37/8 to LN 37/6 plan of Pune Municipal Corporation.
2. The nalla is not clearly available on site.
3. Nalla is shown on Development plan of Pune Municipal Corporation.

Recommendations.

1. As per the Storm Water Project proposed hydraulic size of Nalla No. LN 2 at Node No LN 37/8 to LN 37/6 required is 5 m in width and 1 m in depth.
2. Nalla No. LN 2 is passing through the Plot boundary of said plot.
3. Plot boundary is affected by the Nalla No. LN 2.
4. As Nalla No. LN 2 is shown on Development plan of Pune Municipal Corporation, Provide Nalla Width as per DP width or Primove width whichever is greater.
5. Part Plan of Basin - L at Sr.No.214 (Part) of Viman Nagar are enclosed for reference.

Thanking You,



Yours Sincerely,

Vishal Ujagare,
Assi General Manager

Primove Infrastructure Development Consultants Pvt. Ltd.

C-3, 304 B, Saudamini Complex, Bhusari Colony, Paud Road, Pune 411 038 India

Telefax: +91 20 2528 0200 / 01 Email : info@primoveindia.com

www.primoveindia.com

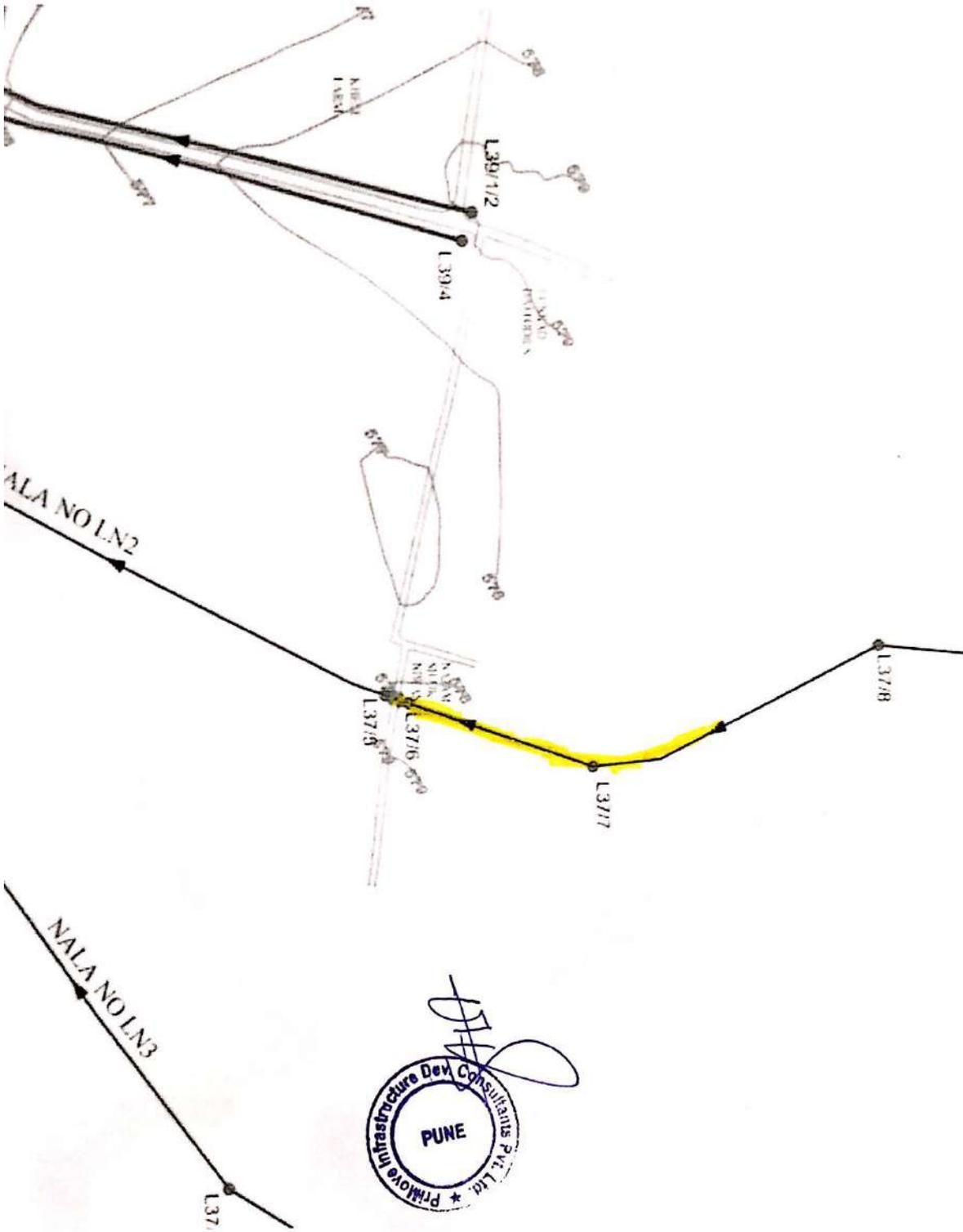
DESIGN OF STORM WATER DRAINAGE SYSTEM FOR PUNE MUNICIPAL CORPORATION

PRIMARY BASIN L VIMAN NAGAR
 PRIMARY DRAIN RAMWADI MAIN NALLA
 LOCATION RAMWADI KALYANI- NAGAR
 LENGTH 2.6KM

Revised Design to accommodate 30 year intensity run off

Node Nos From To	Length m	Intensi mm/hr	Design Runoff cum/sec	Computation of Proposed Drain Capacity						Bank/Road Discharge From			
				Width Bottom	Depth Top	Drain Type	Manning "n"	Invert slope	Velocity m/sec				
1	2	3	16	17	27	28	29	30	31	32	33	34	35
L37/9	275	74	11.72	5	5	1	6	0.015	0.004	3.25	16.25	580	25
L37/8	294	74	13.41	5	5	1	6	0.015	0.004	3.38	16.9	579	15
L37/7	200	74	14.4	5	5	1	6	0.015	0.006	4.14	20.7	578	01
L37/6	14	74	14.4	5	5	1	6	0.015	0.024	8.27	41.35	576	76





कार्यकारी अभियंता कार्यालय
मलनिःसारण देखभाल दुरुस्ती विभाग
पुणे महानगरपालिका
जावक क्र. 929
दिनांक : 17/07/2025

मे.व्यंकटेश लॅण्डमार्क तर्फे भागीदार
श्री.राहुल कोंडीबा सातव व इतर
स.नं.२१४/१/१ व२१४/१/४,
लोहगाव, पुणे - २८.

विषय : लोहगाव स.नं. २१४ ४/१/२१४व १/१/येथील मे. व्यंकटेश लॅण्डमार्क तर्फे भागीदार श्री. राहुल कोंडीबा सातव व इतर यांच्या मिळकती मधून जाणाऱ्या नाला विकसनाचा काम पूर्णात्वाचा दाखला देणे बाबत.

- संदर्भ : १) मे. व्यंकटेश लॅण्डमार्क तर्फे भागीदार श्री. राहुल कोंडीबा सातव व इतर यांचा अर्ज आ.क्र.२३२८ दि.०९/०६/२०२५
- २) मा. अति.महा.आयुक्त (वि) पुणे मनपा जा.क्र. अतिमआवि/२३८ दि.०३/०९/२०१५
- ३) मा. अधीक्षक अभियंता, मलनिःसारण देखभाल दुरुस्ती यांचा ठराव क्र.२२ दि.०२/०५/२०२५ रोजीची मान्यता.
- ४) नाला विकसनाचे ११% सुपरव्हिजन चार्जेस भरणा करण्यात आलेले चलन क्र. ५२३४० दि.०९/०५/२०२५.
- ५) नाला विकसनाचा स्टॅबिलिटी रिपोर्ट मे. डी. जे. बी. एम. डिझाईन यांनी दि.२८/०३/२०२५ पी एम सी पॅनल नं.८१८
- ६) मा. कार्यकारी अभियंता, मलनिःसारण देखभाल दुरुस्ती यांच्याकडील नाला विकसनाचा जा.क्र.४०७ दि.१४/०५/२०२५ रोजीची मान्यता.
- ७) मा. अधीक्षक अभियंता, मलनिःसारण देखभाल दुरुस्ती यांचा नाला विकसनाचे काम पूर्णात्वाचा मान्यता ठराव क्र. मलनिः/९१ दि.१४/०७/२०२५ रोजीची मान्यता.

संदर्भ क्र.१ अन्वये लोहगाव २१४ ४/१/२१४व १/१/येथील मे. व्यंकटेश लॅण्डमार्क तर्फे भागीदार श्री. राहुल कोंडीबा सातव व इतर यांना जागेवर नाला विकसत केलेला आहे. सदर मिळकती मधून मे .लि.प्रायमुव्ह इन्फ्रास्ट्रक्चर डेव्हलपमेंट कन्सल्टंट प्रा.यांच्या सर्वेक्षणानुसार सादर केलेल्या नकाशा नुसार नाला क्र.LN2 जात असून सादरच्या मिळकत नोड नं. LN37/8 ते LN37/6 बाधित होत आहे. तसेच त्याचे हायड्रॉलिक सेक्शन ५X५X१ आहे. परंतु जागेवरील

परिस्थिती नुसार नाल्याच्या सिमाभिंतीची उंची ठेऊन नाला विकसीत करणे आवश्यक आहे. मान्य विकास आराखड्यामध्ये व गाव नकाशा मध्ये सदर मिळकती मधील नाला व त्याचे सेक्शन बाबतची तपासणी बांधकाम विकास विभागामार्फत तपासणी करणे संयुक्तीक राहिल.

संदर्भ क्र. २ च्या परिपत्रकान्वये सन २०१५ ला अस्तित्वात असणाऱ्या विकास नियंत्रण नियमावली मधील कलम ११.१ (बी) नुसार खाजगी मिळकतीमध्ये असलेल्या नैसर्गिक जल प्रवाहाचे संवर्धन करण्याची जबाबदारी ही मिळकत मालक/विकसकाची आहे व पुणे महानगरपालिकेमार्फत प्रायमुव्ह (Primove) संस्थेच्या आराखड्यामध्ये दर्शविलेले परंतु मान्य विकास आराखड्यामध्ये न दर्शविण्यात आलेल्या जे नाले/जलप्रवाह विकसित करण्यात आलेले आहेत, तसेच नाला संरक्षण भिंतीची कामे करण्यात आलेली आहे, त्यासाठी मनपा मार्फत करण्यात आलेल्या खर्चाची प्रतिपुर्ती विकसकाकडून/मिळकत मालक यांचेकडून ज्यावेळी विकास प्रस्ताव मंजुरीसाठी दाखल केले जातात त्या वेळी होणे आवश्यक आहे. तरी यापुढे अशा मिळकतीमध्ये विकसनास परवानगी देणे पुर्वी प्रचलित मान्य मनपा दर पत्रकानुसार नाला विकसन शुल्क संबंधित विकसकाकडून भरून घेऊन तदनंतरच विकास प्रस्ताव मान्य करण्यात यावेत असे आदेश दिलेले आहेत. तसेच नव्याने बांधण्यात येणाऱ्या सिमाभिंतीसाठी पुणे महानगरपालिकेच्या प्रचलित धोरणानुसार येणाऱ्या पुर्वगणनपत्रकाच्या ११% इतकी रक्कम सुपरव्हिजन चार्जेस म्हणून भरून घेऊन विकसकास स्वखर्चाने नियमानुसार सिमाभिंत बांधण्याची परवानगी देण्यात येते. सदरील नाला कुठल्याही परिस्थितीत बंदिस्त करता येणार नाही. तसेच नाल्यावरील (Access) रस्ता बाबतची सर्व जबाबदारी बांधकाम विकास विभागाकडे राहिल.

लोहगाव स.नं.२१४/१/१ व २१४/१/४ या मिळकतीमध्ये एकूण ६४.२९ मी. लांबीचा व ५ र.मी. रुंदीचा नाला विकसीत करण्यात आलेला असून या मध्ये १२ मी. लांबीचा बॉक्स कल्हर्टचा अंतर्भाव आहे. सन २०२४-२५ मध्ये पुणे मनपा च्या प्रचलित धोरणानुसार पुर्वगणनपत्रकाचे ११% प्रमाणे र.रु.१०,९४,२४८.०० इतकी रक्कम सुपरव्हिजन चार्जेस म्हणून भरून घेणे आवश्यक आहे

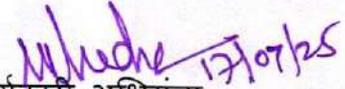
संदर्भ क्र.४ अन्वये मा.अधिक्षक अभियंता, मलनिःसारण देखभाल दुरुस्ती विभाग ठ.क्र.२२ दि.०२/०५/२०२५ अन्वये मान्यता घेऊन चलन क्र.५२३४० दि.०९/०५/२०२५ र.रु.१०,९४,२४८.०० पुणे महानगरपालिका कोषागारामध्ये भरून घेण्यात आलेले आहे.

सदर ठिकाणी विकासकाने नाला विकसित केलेला असून संदर्भ क्र.५ अन्वये नाल्याचे स्ट्रक्चरल ड्राईंग मे. डी. जे. बी. एम. डिझाईन यांचा स्ट्रक्चरल स्टॅबिलिटी रिपोर्ट खात्यास सादर केलेला आहे. जागेवरील परिस्थिती नुसार दिलेल्या अटी व शर्ती नुसार आपण स्ट्रक्चरल

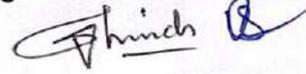
कन्सलटंट यांचे डिझाईन नुसार प्रत्यक्ष जागेवर काम पुर्ण केलेले आहे. त्यानुसार संदर्भ क्र.५ अन्वये मा. अधीक्षक अभियंता, मलनिःसारण देखभाल दुरुस्ती यांचा नाला विकसनाचे काम पुर्णत्वाचा मान्यता ठराव क्र. मलनिः/९१ दि.१४/०७/२०२५ रोजीची मान्यतेनुसार खालील नाला अभिप्राय कायदेशातील अटी शर्ती नुसार नाला विकसनाचे काम पुर्णत्वाचा दाखला देण्यात येत आहे.

विषयांकित ठिकाणी प्रत्यक्ष पाहणी करण्यात आलेली असून नाल्याचे विकसनाचे काम मे.प्रायमुव्ह इन्फ्रास्ट्रक्च प्रा.लि. यांचे डिझाईन रूदी नुसार समाधानकारक रित्या पुर्ण केलेले आहे. संदर्भ क्र.६ चे कार्यादेशातील अटी शर्तीनुसार अ.क्र. १ ते १८ चे पालन करून पूर्ण करण्यात आले आहे

मा.स. कळावे,


कार्यकारी अभियंता

मलनिःसारण देखभाल दुरुस्ती
पुणे महानगरपालिका





Central Ground Water Board, Central Region

N.S. Building, Civil Lines, Nagpur 440001 Maharashtra MAHARASHTRA
440001

INVOICE DATE : 30/12/2024 12:33:58

Receipt Details

(As per the MoJS guidelines dated 24.09.2020 vide SO No. 3289(E) and amendments dated 29.09.2023 vide SO No. 1509(E))

RECEIPT ID : 67aecaef-d8c9-449f-a088-e89335543f88

Application Number :	INF/MH/2024/1889		
Project Name :	Residential and Commercial Development at Lohegaon by M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others		
App Type Category :	Infrastructure		
Application Type :	New		
PAN No. of Firm/Individual :	AXFPS9986B		
GSTIN No. of Firm/Individual :			
S.No.	Description	Transaction Date	Amount (Rs.)
1	Application Fee	30/12/2024	10,000.00
2	Late Penalty	30/12/2024	1,00,000.00
3	Arrear	30/12/2024	45,869.00
4	Ground Water Abstraction / Restoration Charges	30/12/2024	200.00

Total Paid Amount: 156069.00

18/11, जामनगर हाउस, मानसहि रोड, नई दिल्ली 110011

18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone: (011) 23383561 Fax: 23382051, 23386743

Website: <https://cgwa.mowr.gov.in/>

पानी बचाएं जीवन बचाएं

SAVE WATER - SAVE LIFE

GEOTECHNICAL INVESTIGATION REPORT

CLIENT: M/S. VENNKATESH LANDMARK, OXY BEAUMONDE.

SITE ADDRESS: 214/1/1, 214/1/4, LOHEGAON (VIMAN NAGAR),
BEHIND SYMBIOSIS LAW SCHOOL, AIRPORT EXIT ROAD, TAL HAVELI,
DIST. PUNE-411014.

ARCHITECT: MR. ATIT ADMULWAR.

RCC CONSULTANTS: M/S. EQUICOM STRUCTURAL CONSULTANCY.

GLOBAL GEOTECHNICS

A/202, SWATIMANOR, OPP. SHIVAJI MANDIR, N.C. KELKAR MARG, DADAR, MUMBAI - 28

globalgeotechnics@ymail.com

SITE ADDRESS: 214/1/1, 214/1/4, LOHEGAON (VIMAN NAGAR),
BEHIND SYMBIOSIS LAW SCHOOL, AIRPORT EXIT ROAD, TAL HAVELI,
DIST. PUNE-411014.

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INTRODUCTION.....	1
METHODOLOGY OF INVESTIGATION	1
SUBSOIL PROFILE.....	2
ROCK TEST RESULTS	2
FOUNDATION ASPECTS	3
RECOMMENDATIONS	3

Annexures

- A. Bore hole location plan
- B. Bore hole logs
- C. Sub surface profiles
- D. Rock test results
- E. Core box photographs

GG/21-22/06/SI/030

Date: 23rd June, 2021**GEOTECHNICAL INVESTIGATION REPORTS****SITE: 214/1/1, 214/1/4, LOHEGAON (VIMAN NAGAR), BEHIND SYMBIOSIS LAW SCHOOL, AIRPORT EXIT ROAD, TAL HAVELI, DIST. PUNE-411014.****FOR: M/S. VENNKATESH LANDMARK, OXY BEAUMONDE****INTRODUCTION**

M/s. Vennkatesh Landmark, Oxy Beaumonde propose to construct three basements plus ten upper floors residential cum commercial building at 214/1/1, 214/1/4, Lohegaon (Viman Nagar), Behind Symbiosis law School, Airport Exit Road, Tal Haveli, Dist. Pune-411014. The architect for this project is **Mr. Atit Admulwar** and M/s. **EquiCom Structural Consultancy** are the structural consultants.

The soil investigation work comprises of six number of trial boreholes has recently been completed on site. The sub soil profile revealed by six number of trial boreholes is described in the following paragraphs followed by discussion on foundation aspects and recommendations.

It may please be noted that the detailed structural design of foundation is not contemplated in the report. The report is aimed at providing general information regarding the geotechnical aspects of subsoil formations from safe bearing capacity and settlement point of view.

METHODOLOGY OF INVESTIGATION

The work in general was carried out in accordance with the following Indian standard specification.

- a. **I.S. – 1892** - Code of Practice for Sub Surface Investigations for Foundations.
- b. **I.S. – 1498** - Classification and Identification of Soils for General Engineering Purpose.
- c. **I.S. – 2131** - Method for Standard Penetration Test for Soils.
- d. **I.S. – 6926** - Code of Practice for Diamond Core Drilling for Site Investigation.

- e. I.S. – 5313 - Guide for Core Drilling Observations.
- f. I.S. – 12070-Design and construction of shallow foundation on rock.

SUBSOIL PROFILE

The excavation is carried out in proposed building area up to RL 87.387m level before commencing investigation. Out of eight bores six boreholes has been executed on site.

As the boreholes taken in the excavation greyish basaltic rock was encountered right from the commencement. Rock at site has note with 37% to 87% Core Recovery and 0% to 73% Rock Quality Designation (RQD). The bores were terminated upon establishing the continuity of the rocky formation at a depth of 8.00 m to 14.00 m below existing ground level.

Ground water was not encountered at the time of investigation. However the water table may rise during monsoon season.

ROCK TEST RESULTS

Selected rock samples from borehole at the depth ranges from 1.50m to 8.00m were subjected to laboratory tests. Unconfined compressive strength test results on samples varies from 140 kg/ cm² to 1294 kg/ cm².

The IAEG (Anon 1979a) has proposed a table grouping the strata on strength of dry density and porosity in five classes (Table No. 1). As per this table, the rock at the site has moderate to very high dry density (2.332 gm/cc – 3.148 gm/cc) and very low to high porosity (0.25 % to 21.04%).

Table No.1:-Rock classes with respect to Dry density and Porosity (IAEG (Anon 1979a))

Class	Dry density (gm/cm ³)	Description	Porosity (%)	Description
1	Less than 1.80	Very low	Over 30	Very high
2	1.80-2.20	Low	30-15	High
3	2.20-2.55	Moderate	15-5	Medium
4	2.55-2.75	High	5-1	Low
5	Over 2.75	Very high	Less than 1	Very low

FOUNDATION ASPECTS

It is learnt that the promoters plan to construct three basements plus ten upper floors residential cum commercial building. The expected magnitude of the loads on the individual columns will be 300 MT – 400 MT depending on the column grid adopted.

To resort to open footings, the data indicates that they may be rested at 10.00 m below original ground level on weathered rocky formation. The safe bearing capacity (SBC) of **150 t/m²** may be used for their design and the corresponding settlement shall be in the range of **12 mm** which satisfies the serviceability criteria. Nowadays hydraulic excavators are used for mass excavations and the present case is not likely to be any different. It is however recommended that the use of hydraulic excavators be made judiciously so as to avoid damage to the founding strata by its sharp-edged teeth.

Recommendations

1. Open foundations may be designed for the proposed structure at 10.00 m below existing ground level on weathered basaltic rock.
2. Safe bearing capacity of **150 t/m²** may be used for their design on weathered rocky formation and the corresponding settlement shall be in the range of **12 mm** which satisfies the serviceability criteria.
3. The precaution regarding the use of hydraulic excavators should be followed.
4. It is recommended that the foundation strata be confirmed by a competent geotechnical professional prior to laying the foundation PCC.

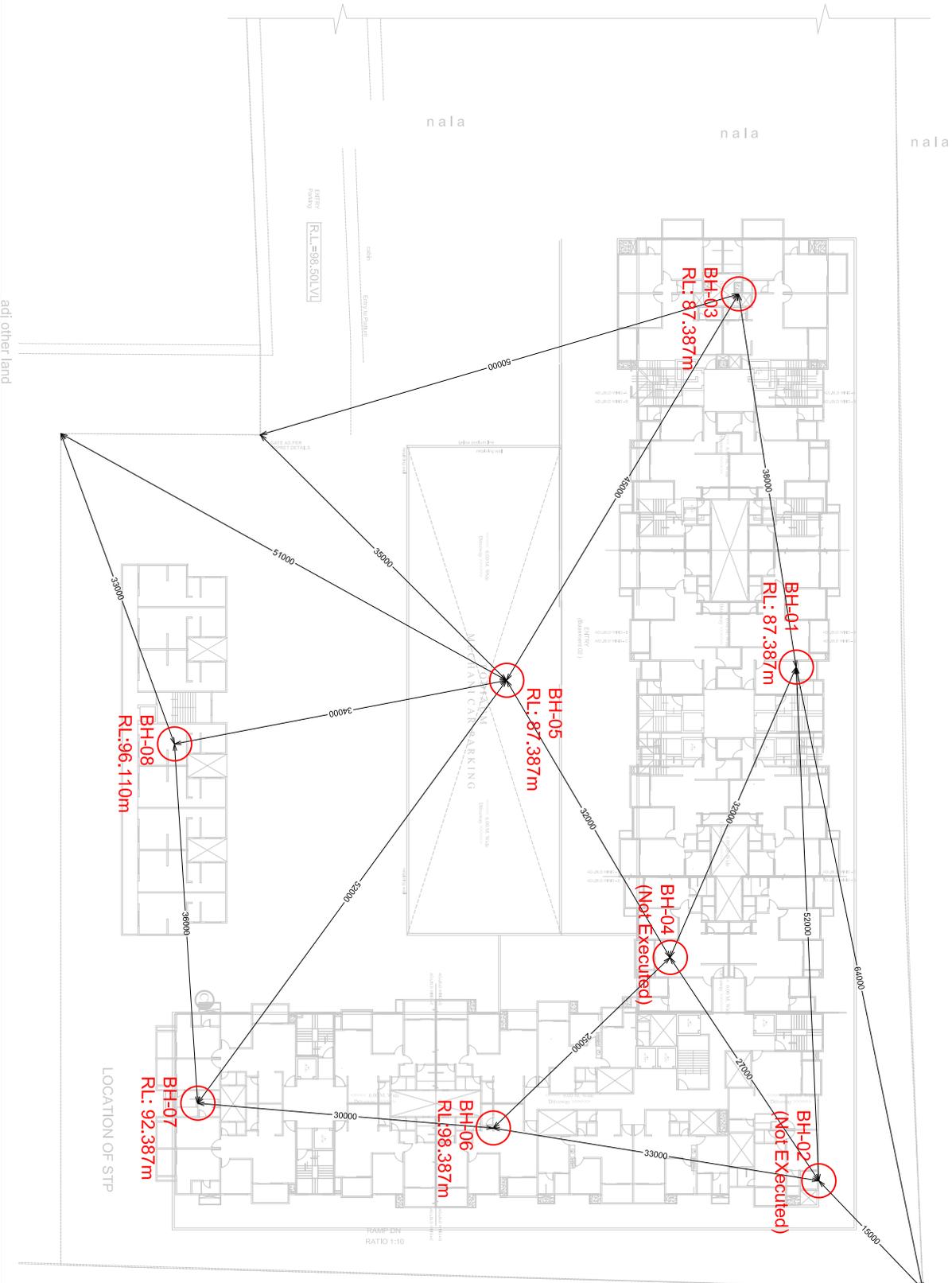
The enclosed bore logs and laboratory test report complete the report.



(GAURAV S. PARAB)
B.E. (Civil) M. Tech (Geotech)



(VIJAY V. DANDAGE)
B.E. (Civil) M. Tech (Geotech)



Client: M/S. Vennkatesh Landmark, Oxy Beaumonde

Site : S.No. 214/1/1, 214/1/4, Lohegaon, Haveli, Pune.

Ref. No. : GG/21-22/06/SI/030

Date: 17-06-2021

Drawn by

Merrill

Borehole Location



Scale - Not to Scale

Checked by

REV.

DATE



GLOBAL

GEOTECHNICALS

Geotechnical Engineering Consultants

202 'A' Swati Manor CHS, 2nd floor, N.C.Kelkar Road, Opp. Shivaji Mandir, DADAR (West), Mumbai 400 028
 Phone: +91 22 65559920 • +91 22 24216040
 E-mail: globalgeotechnicals@gmail.com, geotechnicals@gmail.com http://www.ggeotech.com/



BORE LOG

Job No. : 2122_030

Date : 13-05-21

Page No. : 1 of 1

(As per IS : 1892 - 1979, 4453 - 1980, & 4464 - 1967)

Project : Proposed 3 Basements + 10 storeys Residential cum Commercial structure

Client : M/S. Vennkatesh Landmark, Oxy Beaumonde

Co-Ordinate : -

R.L. : 93.387 m

Location : S. No. 214/1/1, 214/1/4, Lohegaon, Haveli, Pune.

Dia. of Borehole : Nx

Depth of GWL : Waterloss

Bore Hole No. : 06

Depth of Bore Hole : 14 m

Depth of Casing : 0 m

Date of Commencement : 20-05-21

Date of Completion : 24-05-21

Scale m	Depth m	R.L. m	Log	Description	Sample No.	Type	Depth (m)		SPT 'N' Value					CR %	RQD %	P.R. m/hr.	Remarks/ Other Tests
							From	To	15	15	15	15	N				
				Grey fractured basalt	1-8	DR1	0	1.5						58	12		
					9-17	DR2	1.5	3						89	70		
					18-26	DR3	3	4.5						87	73		
					27-34	DR4	4.5	6						91	86		
					35-47	DR5	6	7.5						97	19		
	7.50	85.89		[7.50m]													
				Grey slightly weathered basalt	48-51	DR6	7.5	9						94	94		
	9.00	84.39		[1.50m]													
				Grey fractured basalt	52-60	DR7	9	10.5						99	79		
	10.50	82.89		[1.50m]													
				Grey slightly weathered basalt	61-65	DR8	10.5	12						96	96		
					66-73	DR9	12	13.5						99	94		
	14.00	79.39		[3.50m]	74-75	DR10	13.5	14						94	94		
				The Bore Hole is Terminated at 14.00 m depth													

DS: Disturbed Sample

UDS: Undisturbed Sample

SPT: Standard Penetration Test

WS: Wash Sample

CR: Core Recovery

RQD: Rock Quality Designation

PR: Rate of Penetration in Rock

VST: Vane Shear Test

K: Permeability of Soil / Rock

PT: Packer Permeability Test

DR: Drill Run

GWL: Ground Water Table

Site Engr.

Drawn By

Chkd. By

Client Rept.

GLOBAL GEOTECHNICS

Hrushikesh

Merrill

202, Swati Manor CHS, Opp Shivaji Mandir, M C Kulkar Road Dadar-W, Mumbai
Tel No : 022 6555 9920 Email : ggbt@geotechnics@gmail.com



BORE LOG

(As per IS : 1892 - 1979, 4453 - 1980, & 4464 - 1967)

Job No. : 2122_030

Date : 13-05-21

Page No. : 1 of 1

Project : Proposed 3 Basements + 10 storeys Residential cum Commercial structure

Client : M/S. Vennkatesh Landmark, Oxy Beaumonde

Co-Ordinate : -

R.L. : 92.387 m

Location : S. No. 214/1/1, 214/1/4, Lohegaon, Haveli, Pune.

Dia. of Borehole : Nx

Depth of GWT : Waterloss

Bore Hole No. : 07

Depth of Bore Hole : 13 m

Depth of Casing : 0 m

Date of Commencement : 26-05-21

Date of Completion : 31-05-21

Scale m	Depth m	R.L. m	Log	Description	Sample No.	Type	Depth (m)		SPT 'N' Value					CR %	RQD %	P.R. m/hr.	Remarks/ Other Tests
							From	To	15	15	15	15	N				
				Grey fractured basalt													
1					1-10	DR1	0	1.5						84	73		
2					11-16	DR2	1.5	3						82	19		
3					17-26	DR3	3	4.5						97	69		
4					27-36	DR4	4.5	6						86	67		
5					37-45	DR5	6	7.5						96	45		
6					46-56	DR6	7.5	9						91	21		
7																	
8																	
9	9.00	83.39															
10				Grey slightly weathered basalt	57-62	DR7	9	10.5						99	99		
11					63-69	DR8	10.5	12						99	95		
12					70-73	DR9	12	13						99	99		
13	13.00	79.39															
14				The Bore Hole is Terminated at 13.00 m depth													
15																	

DS: Disturbed Sample

LDS: Undisturbed Sample

SPT: Standard Penetration Test

WS: Wash Sample

CR: Core Recovery

RQD: Rock Quality Designation

PR: Rate of Penetration in Rock

VST: Vane Shear Test

K: Permeability of Soil / Rock

PT: Packer Permeability Test

DR: Drill Run

GWT: Ground Water Table

Site Engr.	Drawn By	Chkd. By	Client Rept.	GLOBAL GEOTECHNICS 202, Swati Manor CHS, Opp Shivaji Mandir, N C Kelkar Road Dadar-W, Mumbai Tel No : 022 6555 9920 Email : globalgeotechnics@gmail.com
Hrushikesh	Mamill			



BORE LOG

(As per IS : 1892 - 1979, 4453 - 1980, & 4464 - 1967)

Job No. : 2122_030

Date : 13-05-21

Page No. : 1 of 1

Project : Proposed 3 Basements + 10 storeys Residential cum Commercial structure
Client : M/S. Venkatesh Landmark, Oxy Beaumonde

Co-Ordinate : -

R.L. : 96.110 m

Location : S. No. 214/1/1, 214/1/4, Lohegaon, Haveli, Pune.

Dia. of Borehole : 116

Depth of GWT : Waterloss

Bore Hole No. : 08

Depth of Bore Hole : 8 m

Depth of Casing : 1 m

Date of Commencement : 09-05-21

Date of Completion : 12-05-21

Scale m	Depth m	R.L. m	Log	Description	Sample No.	Type	Depth (m)		SPT 'N' Value					CR %	RQD %	P.R. m/hr.	Remarks/ Other Tests
							From	To	15	15	15	15	N				
	0.50	95.61		Filling [0.50m]		DS	0	0.5									
1				Grey fractured basalt	B1-B3	DR1	0.5	1.5						37	NIL		
2					B4-B6	DR2	1.5	2						52	20		
3					1-6	DR3	2	3						83	22		
4					7-16	DR4	3	4.5						71	9		
	4.50	91.61		[4.00m]													
5				Brownish grey moderately weathered basalt	17-21	DR5	4.5	6						65	51		
6																	
7					22-26	DR6	6	7.5						61	61		
8	8.00	88.11		[3.50m]	27-28	DR7	7.5	8						92	92		
9				The Bore Hole is Terminated at 8.00 m depth													
10																	
11																	
12																	
13																	
14																	
15																	

DS: Disturbed Sample

UDS: Undisturbed Sample

SPT: Standard Penetration Test

WS: Wash Sample

CR: Core Recovery

RQD: Rock Quality Designation

PR: Rate of Penetration in Rock

VST: Vane Shear Test

K: Permeability of Soil / Rock

PT: Packer Permeability Test

DR: Drill Run

GWT: Ground Water Table

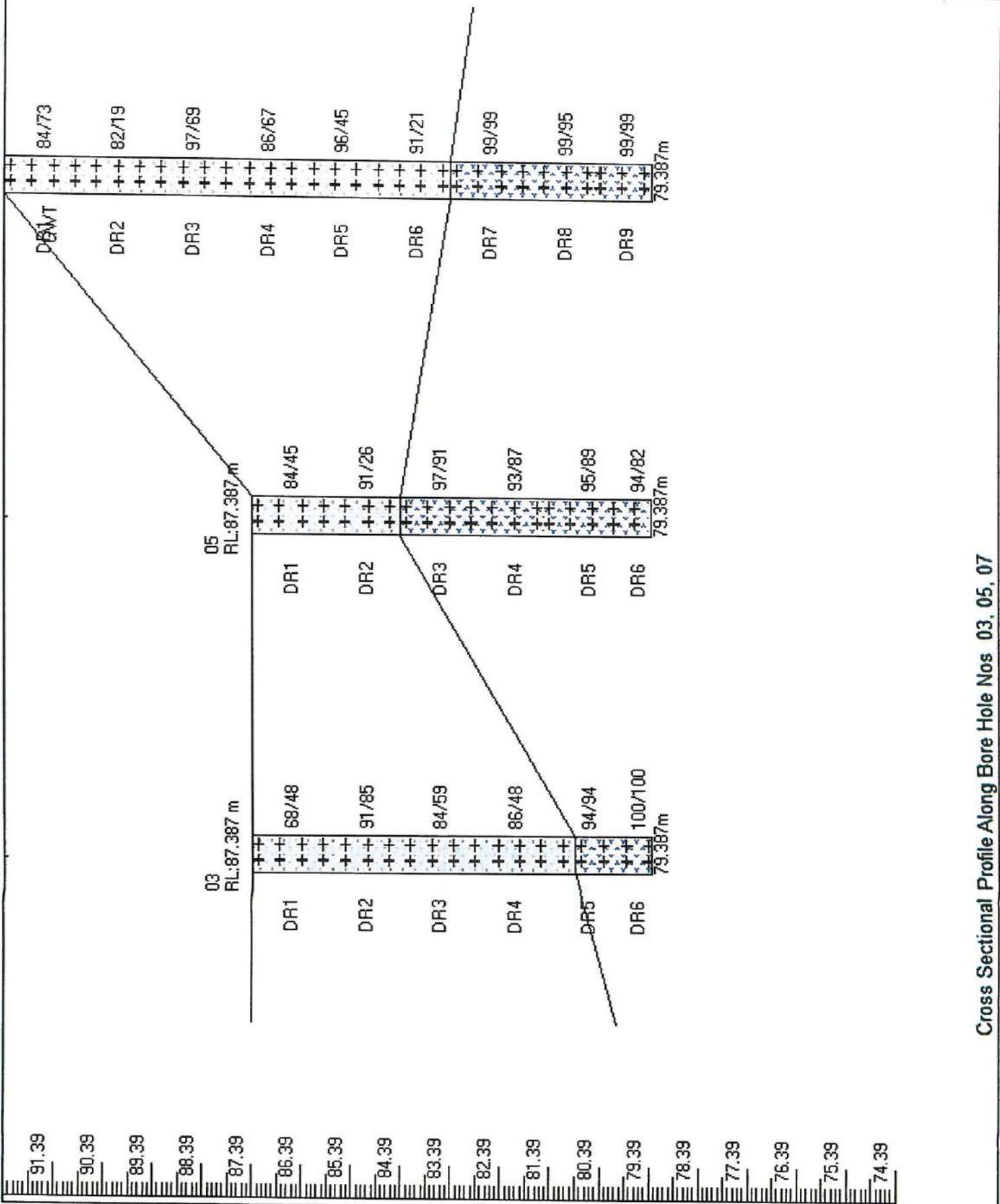
Site Engr.	Drawn By	Chkd. By	Client Rept.	GLOBAL GEOTECHNICS 202, Swasti Manor CHS, Opp. Shivaji Mandir, M C Kulkar Road Dadar-W, Mumbai Tel No : 022 6555 9620 Email : globalgeotechnics@gmail.com
Hrusikesh	Merril			



++ ++	Grey fractured basalt
++ ++ ++ ++	Grey slightly weathered basalt

Project Proposed
Basements 10 storeys
Residential
Commercial structure

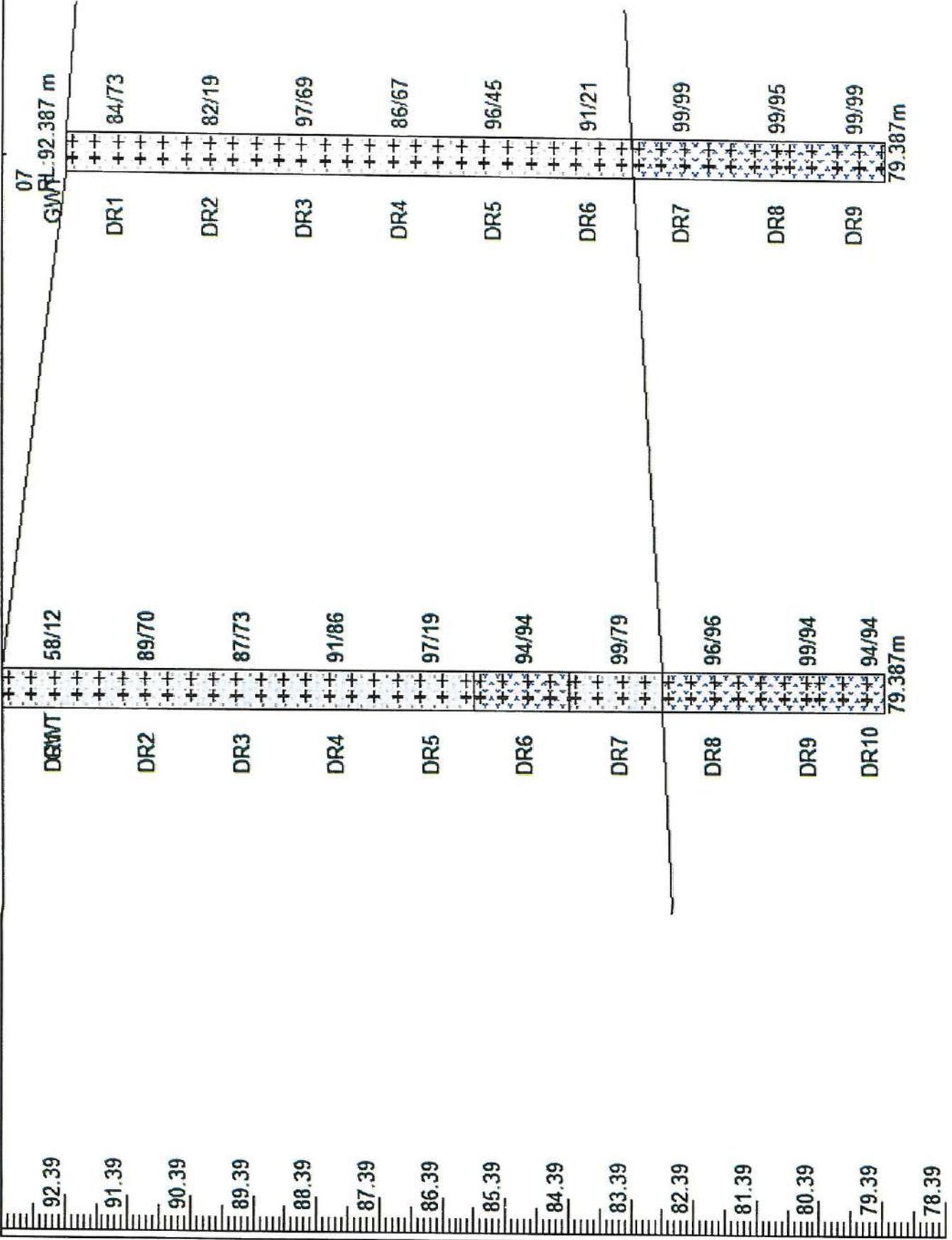
Job No : 2122_030



Cross Sectional Profile Along Bore Hole Nos 03, 05, 07



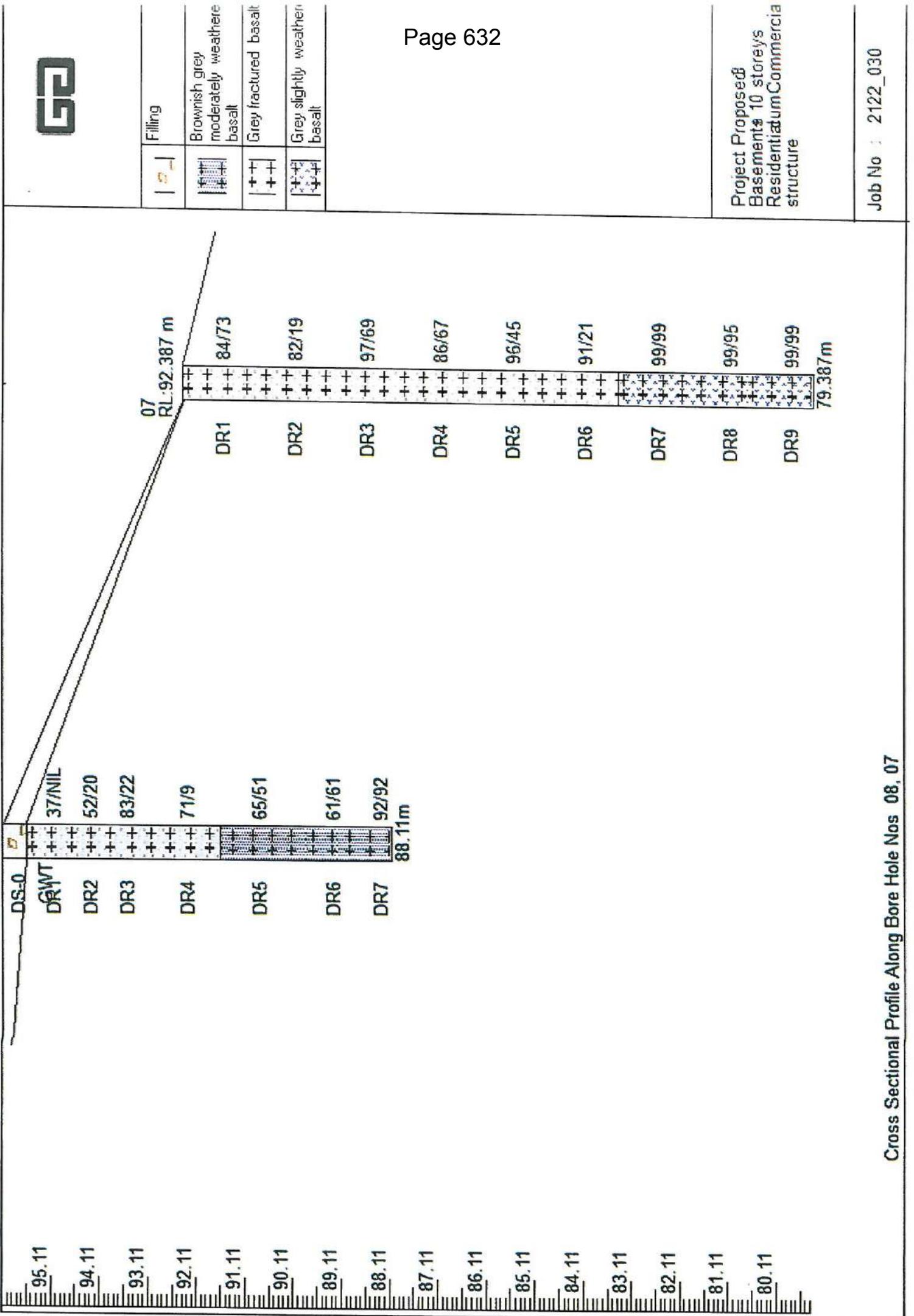
++	Grey fractured basalt
++	
++	Grey slightly weathered basalt
++	



Project Proposed
Basement 10 storeys
Residential/Commercial structure

Job No : 2122_030

Cross Sectional Profile Along Bore Hole Nos 06, 07



Cross Sectional Profile Along Bore Hole Nos 08, 07

Project Proposed
Basement 10 storeys
Residential Commercial
structure

Job No : 2122_030

ROCK CORE COMPRESSIVE STRENGTH TEST REPORT (UCS)

Test Report No. : GGL/21-22/RK/06/21
Report Date : 21/06/2021
Client Name : M/s. Vennkatesh Landmark, Oxy
Beaumonde

Sample Tested : In Laboratory

Project * :
Date of Receipt : 18/06/2021

Site* : Behind Symbiosis law school, Airport Exit
road, Tal Haveli, Dist-Pune

Job Ref. No. : GGL/21-22/RK/06/21

Ofc Ref. No. : GG/21-22/06/SI/030 B

Ref. IS Code: 1) IS 9143: 1979 (RA 2016),
2) IS 13030: 1991 (RA 2016),
3) IS 1122: 1974 (RA-2017)

Date of Testing : 18/06/2021

Bore Hole No.*	BH-01			BH-03	
	Piece No.*	6	15	22	4
Depth* (m)	0.00 to 1.50m	1.50 to 3.00m	4.50 to 6.00m	0.00 to 1.50m	3.00 to 4.50m
Specimen Diameter (cm)	5.43	5.45	5.44	5.61	5.61
Specimen Length (cm)	9.07	9.95	9.18	10.58	10.56
Length / Diameter Ratio	1.67	1.82	1.69	1.88	1.88
Failure Load (kN)	105.30	254.90	112.10	277.70	127.80
Compressive Strength (N/mm ²)	45.46	109.24	48.23	112.21	51.72
Correction Factor	0.96	0.98	0.97	0.99	0.99
Corrected Compressive Strength for L/D (N/mm ²)	43.84	107.17	46.60	110.82	51.06
Porosity (%)	0.63	0.40	0.52	21.04	0.66
Water Content (%)	0.04	0.03	0.04	0.78	0.90
Dry Density (kg/m ³)	2792	2940	2811	2332	2931

* Information as submitted by client, ** Not Under NABL Scope

NOTES:

1. This results certify the adequacy & representative character of the test samples only.
2. Rock core are tested as per submitted by client.
3. Compression testing machine is used.


FOR GLOBAL GEOTECHNICS

ROCK CORE COMPRESSIVE STRENGTH TEST REPORT (UCS)

Test Report No. : GGL/21-22/RK/06/11

Report Date : 15/06/2021

Client Name : M/s. Vennkatesh Landmark, Oxy
Beaumonde

Sample Tested : In Laboratory

Project * :

Date of Receipt : 12/06/2021

Site* : Behind Symbiosis Law school, Airport Exit
road, Tal Haveli, Dist-Pune

Job Ref. No. : GGL/21-22/RK/06/11

Ofc Ref. No. : GG/21-22/06/SI/030 B

Ref. IS Code: 1) IS 9143: 1979 (RA 2016),
2) IS 13030: 1991 (RA 2016),
3) IS 1122: 1974 (RA-2017)

Date of Testing : 12/06/2021

Bore Hole No.*	BH-03	BH-05		BH-06	
Piece No.*	35	6	23	32	8
Depth* (m)	6.00 to 7.50m	0.00 to 1.50m	4.50 to 6.00m	7.50 to 8.00m	0.00 to 1.50m
Specimen Diameter (cm)	5.67	5.46	5.27	5.36	5.60
Specimen Length (cm)	11.24	8.79	9.73	9.88	11.11
Length / Diameter Ratio	1.98	1.61	1.84	1.84	1.99
Failure Load (kN)	234.90	65.50	74.30	31.70	116.30
Compressive Strength (N/mm ²)	92.94	28.02	34.02	14.05	47.29
Correction Factor	1.00	0.96	0.98	0.98	1.00
Corrected Compressive Strength for L/D (N/mm ²)	92.76	26.84	33.45	13.81	47.21
Porosity (%)	0.67	0.25	0.40	0.33	1.18
Water Content (%)	0.96	0.44	0.62	0.44	1.17
Dry Density (kg/m ³)	2889	2924	2932	3148	2798

* Information as submitted by client, ** Not Under NABL Scope

NOTES:

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3. Compression testing machine is used.



FOR GLOBAL GEOTECHNICS

ROCK CORE COMPRESSIVE STRENGTH TEST REPORT (UCS)

Test Report No. : GGL/21-22/RK/06/11

Report Date : 15/06/2021

Client Name : M/s. Vennkatesh Landmark, Oxy
Beaumonde

Sample Tested : In Laboratory

Project * :

Date of Receipt : 12/06/2021

Site* : Behind Symbiosis Law school, Airport Exit
road, Tal Haveli, Dist-Pune

Job Ref. No. : GGL/21-22/RK/06/11

Ofc Ref. No. : GG/21-22/06/SI/030 B

Ref. IS Code: 1) IS 9143: 1979 (RA 2016),
2) IS 13030: 1991 (RA 2016),
3) IS 1122: 1974 (RA-2017)

Date of Testing : 12/06/2021

Bore Hole No.*	BH-06		BH-07		
	Piece No.*	25	35	5	18
Depth* (m)	3.00 to 4.50m	4.50 to 6.00m	0.00 to 1.50m	3.00 to 4.50m	6.00 to 7.50m
Specimen Diameter (cm)	5.63	5.51	5.78	5.74	5.75
Specimen Length (cm)	10.69	6.49	11.08	11.22	10.72
Length / Diameter Ratio	1.90	1.18	1.91	1.95	1.87
Failure Load (kN)	216.30	122.50	236.10	282.40	168.00
Compressive Strength (N/mm ²)	86.84	51.32	89.84	109.06	64.76
Correction Factor	0.99	0.91	0.99	1.00	0.99
Corrected Compressive Strength for L/D (N/mm ²)	85.89	46.77	89.01	108.52	63.82
Porosity (%)	0.47	0.54	1.27	0.49	0.50
Water Content (%)	0.52	0.63	1.59	0.53	0.52
Dry Density (kg/m ³)	2848	2974	2890	2930	2954

* Information as submitted by client, ** Not Under NABL Scope

NOTES:

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2. Rock core are tested as per submitted by client.
3. Compression testing machine is used.



FOR GLOBAL GEOTECHNICS

ROCK CORE COMPRESSIVE STRENGTH TEST REPORT (UCS)

Test Report No. : GGL/21-22/RK/06/11

Report Date : 15/06/2021

Client Name : M/s. Vennkatesh Landmark, Oxy
Beaumonde

Sample Tested : In Laboratory

Project* :

Date of Receipt : 12/06/2021

Site* : Behind Symbiosis Law school, Airport Exit
road, Tal Haveli, Dist-Pune

Job Ref. No. : GGL/21-22/RK/06/11

Ofc Ref. No. : GG/21-22/06/SI/030 B

Ref. IS Code: 1) IS 9143: 1979 (RA 2016),
2) IS 13030: 1991 (RA 2016),
3) IS 1122: 1974 (RA-2017)

Date of Testing : 12/06/2021

Bore Hole No.*	BH-08			-	-
	6	18	27		
Piece No.*	6	18	27	-	-
Depth* (m)	2.00 to 3.00m	4.50 to 6.00m	7.50 to 8.00m	-	-
Specimen Diameter (cm)	5.56	5.61	5.62	-	-
Specimen Length (cm)	10.96	10.07	9.74	-	-
Length / Diameter Ratio	1.97	1.80	1.73	-	-
Failure Load (kN)	178.40	201.00	321.00	-	-
Compressive Strength (N/mm ²)	73.39	81.36	129.49	-	-
Correction Factor	1.00	0.98	0.97	-	-
Corrected Compressive Strength for L/D (N/mm ²)	73.16	79.56	125.76	-	-
Porosity (%)	0.68	0.99	0.81	-	-
Water Content (%)	0.55	1.53	0.71	-	-
Dry Density (kg/m ³)	2879	2852	2907	-	-

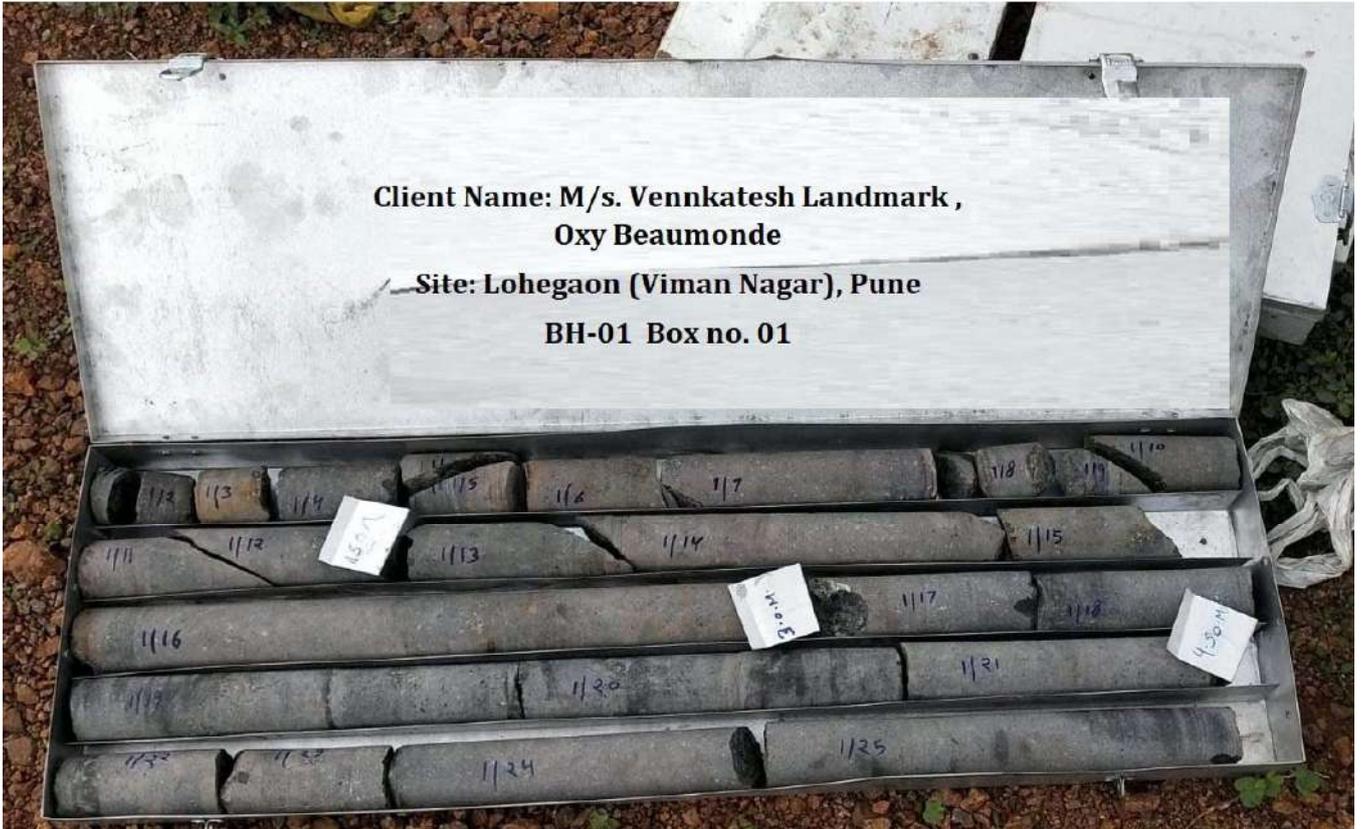
* Information as submitted by client, ** Not Under NABL Scope

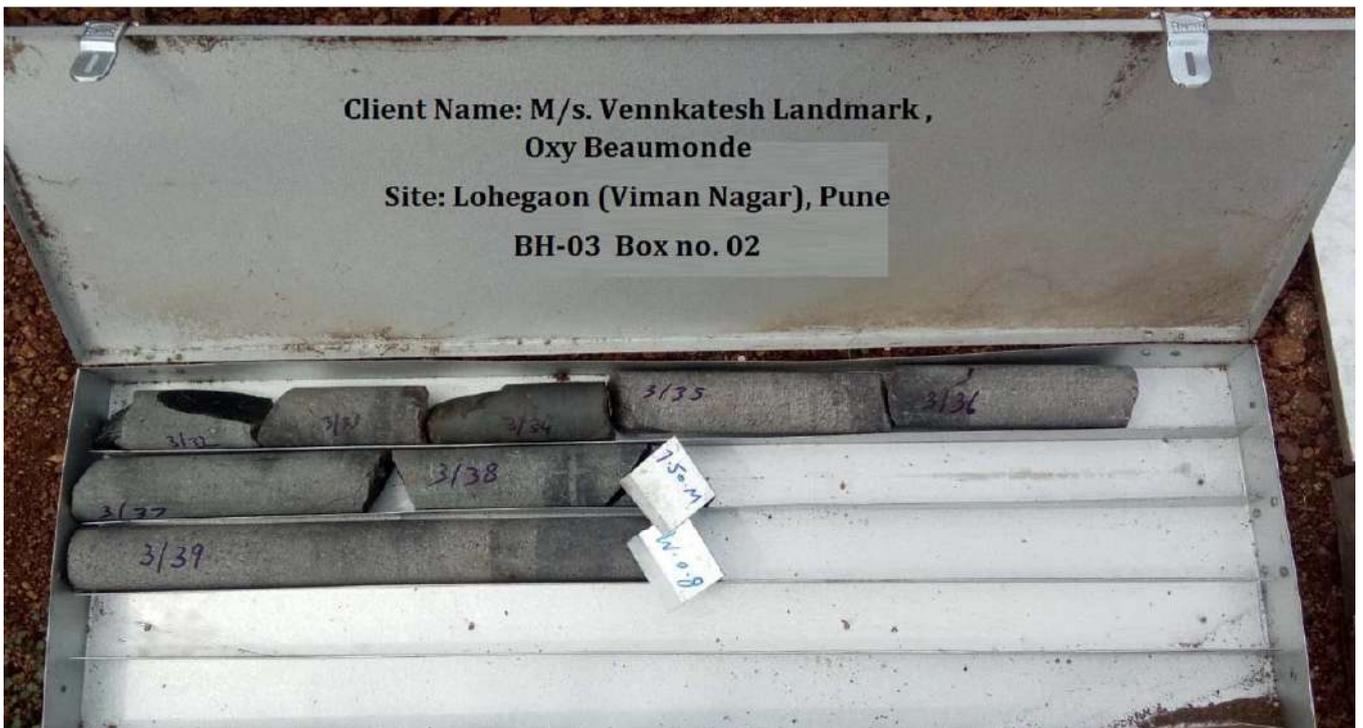
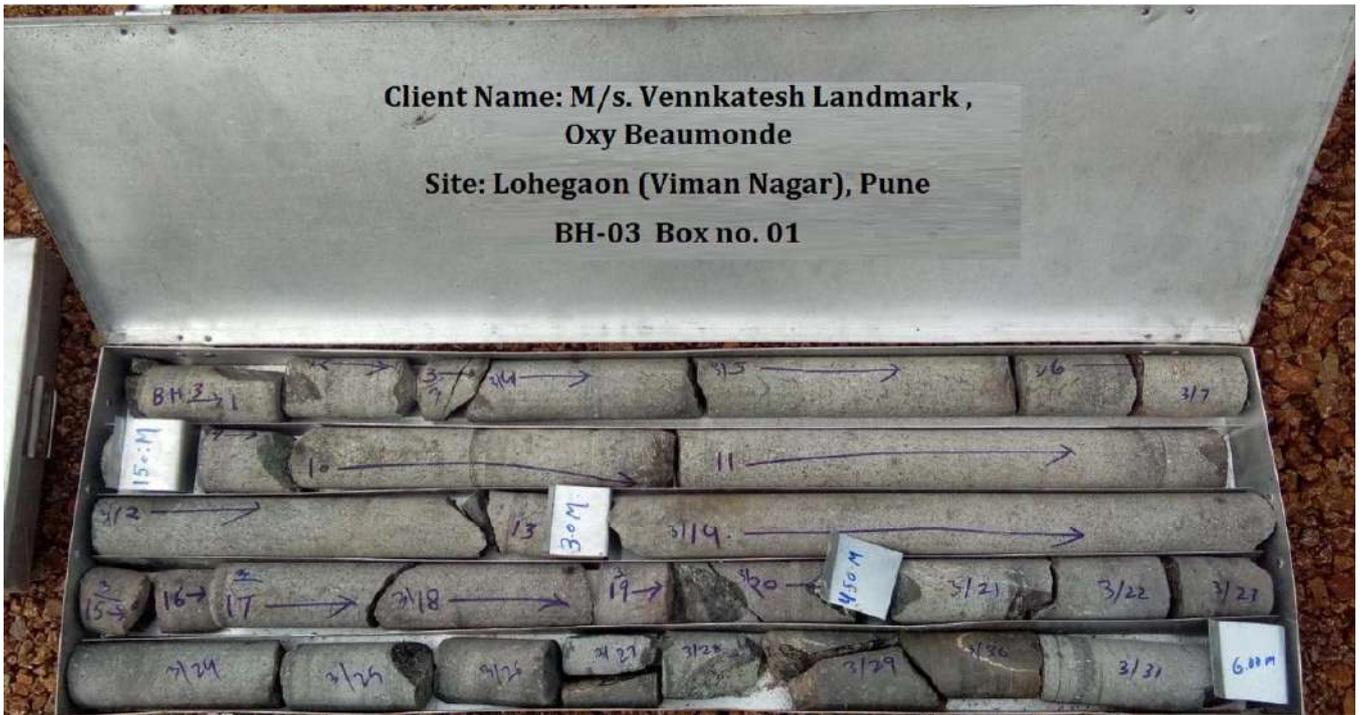
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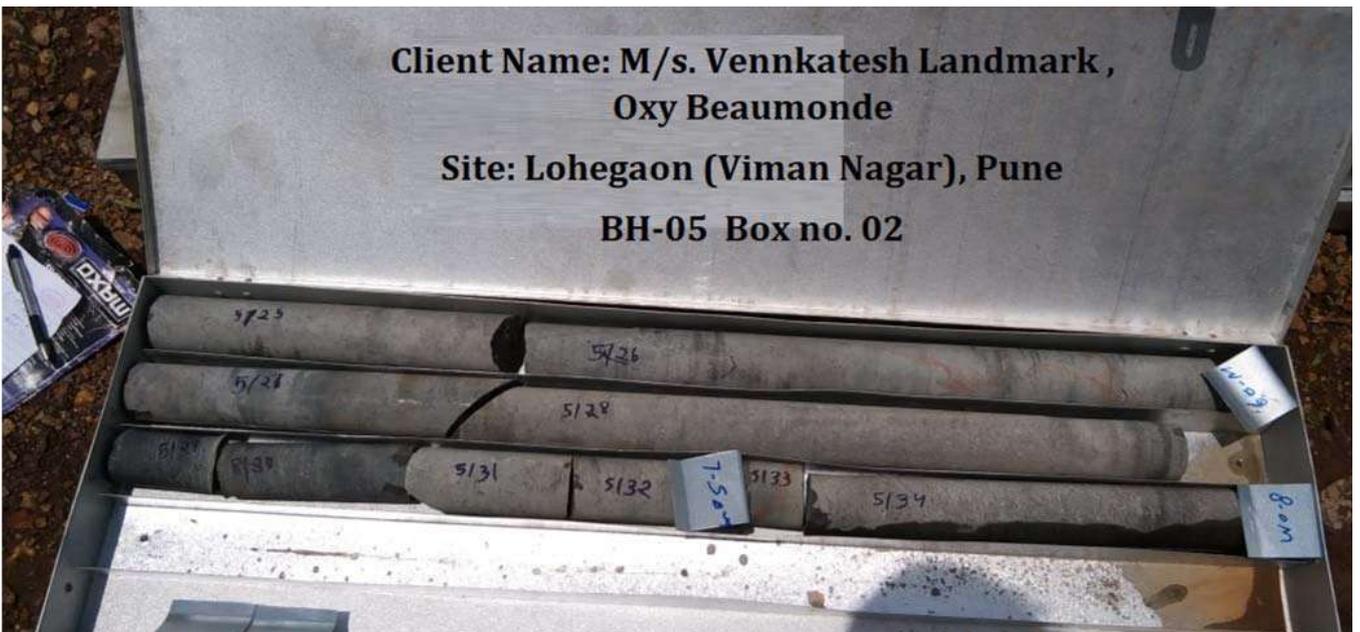
1. This results certify the adequacy & representative character of the test samples only.
2. Rock core are tested as per submitted by client.
3. Compression testing machine is used.

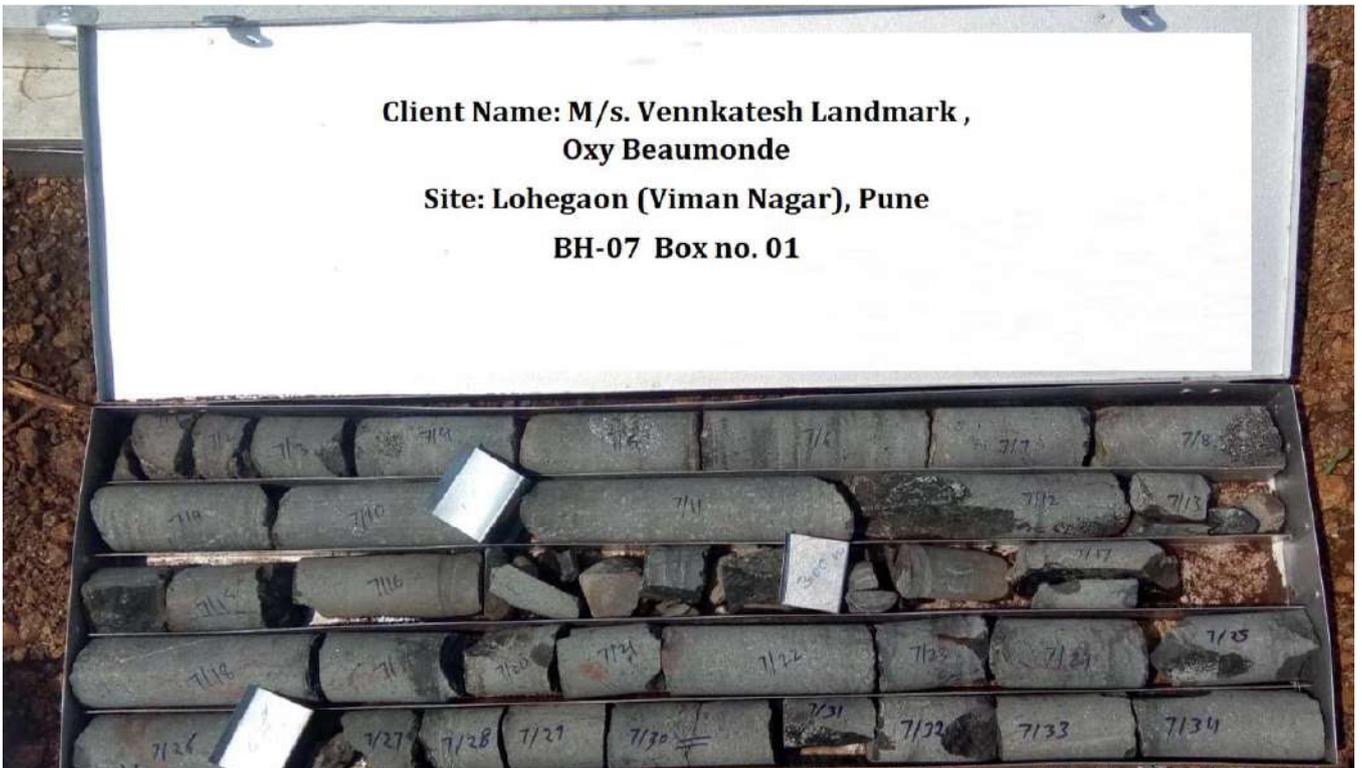


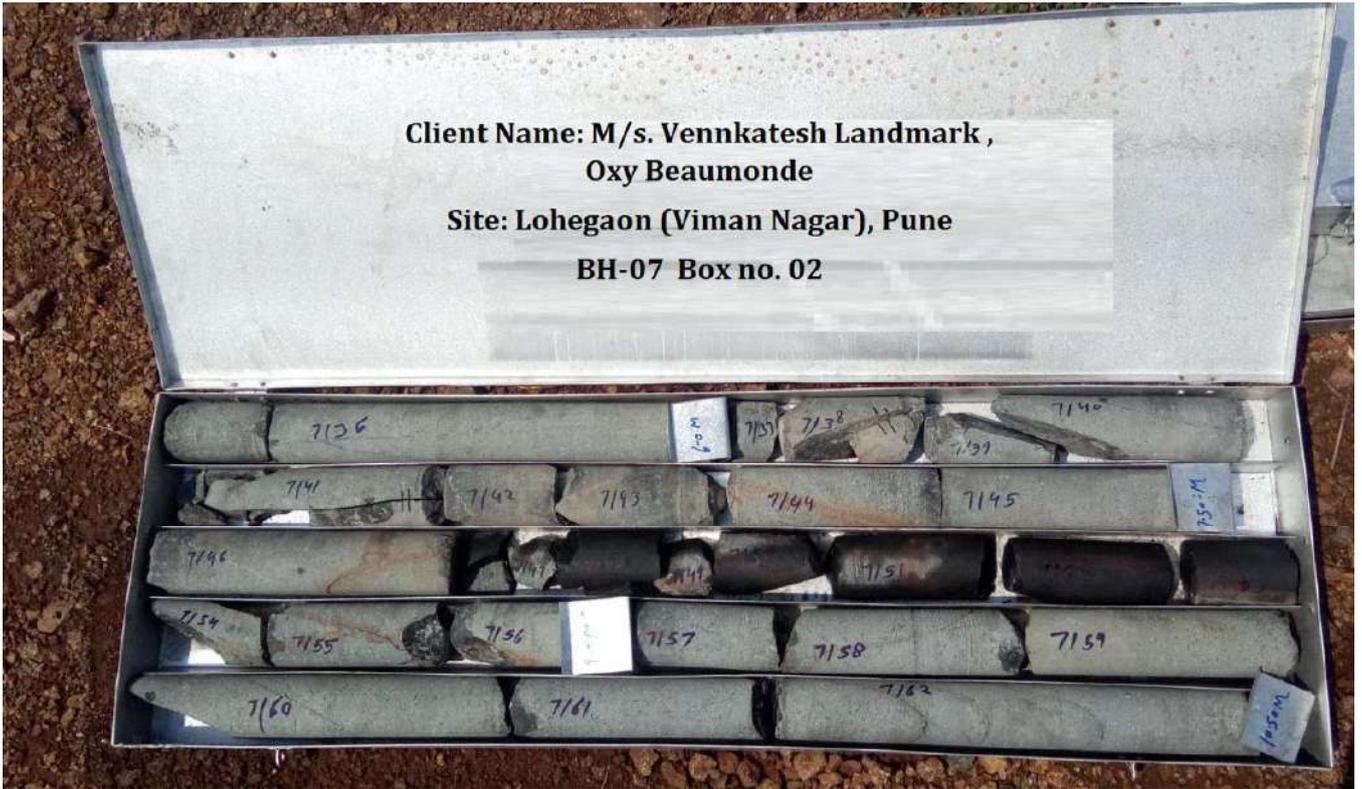
FOR GLOBAL GEOTECHNICS

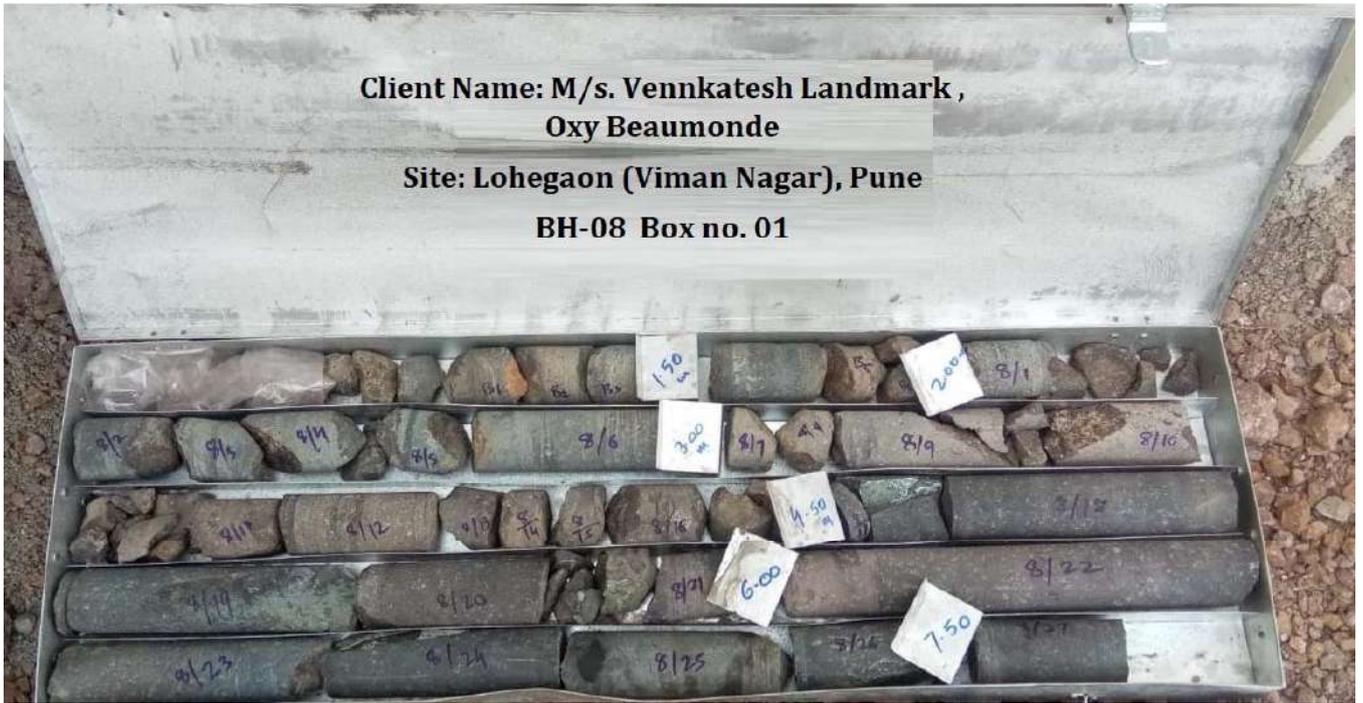












Tax Invoice

CWWS INDIA PRIVATE LIMITED Gat No.1403,Opp.Mahalaxmi Estate, Sonawane Vasti,Talwade PCMC, Pune-411062 Maharashtra Mob-7722041497.8087294294 GSTIN/UIN: 27AAJCC9830C1ZN State Name : Maharashtra, Code : 27 CIN: U29200PN2021PTC206998 E-Mail : account@completewatersolution.in Consignee (Ship to) OXY Beaumonde Co- Op Housing Society Sr No.214/1/1,214/1/4 Lohegaon Viman Nagar Behind Symbiosis Law School,Airport Exit Road ,Tal -Havel Pune-411014 Contact.Mr. Vishal Datir Mob-7558799775 GSTIN/UIN : 27AACAO6309F1ZO State Name : Maharashtra, Code : 27 Buyer (Bill to) OXY Beaumonde Co- Op Housing Society Sr No.214/1/1,214/1/4 Lohegaon Viman Nagar Behind Symbiosis Law School,Airport Exit Road ,Tal -Havel Pune-411014 Contact.Mr. Vishal Datir Mob-7558799775 GSTIN/UIN : 27AACAO6309F1ZO State Name : Maharashtra, Code : 27	Invoice No.	Dated
	108	13-Mar-25
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	OBHS/OB/NO/2025/0007	4-Feb-25
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Vessel/Flight No.	Place of receipt by shipper:
	City/Port of Loading	City/Port of Discharge
Terms of Delivery		

Sl No.	Description of Goods and Services	HSN/SAC	Quantity	Rate	per	Amount
1	Operation.& Maint. for STP Month of Feb -25	902890	1 Nos	15,000.00	Nos	15,000.00
2	Coagulant (Alum)	902890	50 KG	100.00	KG	5,000.00
3	TCCA	902890	6 KG	500.00	KG	3,000.00
4	H2O2	902890	4 KG	1,000.00	KG	4,000.00
5	Bacta Culture	902890	4 KG	700.00	KG	2,800.00
6	Oiling & Greasing All Pumps,Blower Etc	902890	1 Nos	3,000.00	Nos	3,000.00
7	Water Test Report for STP (Interval for Three Month)	902890	1 Nos	2,500.00	Nos	2,500.00
						35,300.00
OUTPUT CGST-9%					9 %	3,177.00

continued ...

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Tax Invoice(Page 2)

CWWS INDIA PRIVATE LIMITED

Gat No.1403,Opp.Mahalaxmi Estate,
Sonawane Vasti,Talwade PCMC,
Pune-411062 Maharashtra
Mob-7722041497,8087294294
GSTIN/UIN: 27AAJCC9830C1Z
State Name : Maharashtra, Code : 27
CIN: U29200PN2021PTC206998
E-Mail : account@completewatersolution.in

Consignee (Ship to)

OXY Beaumonde Co- Op Housing Society

Sr No.214/1/1,214/1/4 Lohegaon
Viman Nagar Behind Symbiosis Law
School,Airport Exit Road ,Tal -Havel
Pune-411014
Contact.Mr. Vishal Datir
Mob-7558799775

GSTIN/UIN : 27AACAO6309F1ZO

State Name : Maharashtra, Code : 27

Buyer (Bill to)

OXY Beaumonde Co- Op Housing Society

Sr No.214/1/1,214/1/4 Lohegaon
Viman Nagar Behind Symbiosis Law
School,Airport Exit Road ,Tal -Havel
Pune-411014
Contact.Mr. Vishal Datir
Mob-7558799775

GSTIN/UIN : 27AACAO6309F1ZO

State Name : Maharashtra, Code : 27

Invoice No. 108	Dated 13-Mar-25
Delivery Note	Mode/Terms of Payment
Reference No. & Date.	Other References
Buyer's Order No. OBHS/OB/NO/2025/0007	Dated 4-Feb-25
Dispatch Doc No.	Delivery Note Date
Dispatched through	Destination
Vessel/Flight No.	Place of receipt by shipper:
City/Port of Loading	City/Port of Discharge
Terms of Delivery	

Sl No.	Description of Goods and Services	HSN/SAC	Quantity	Rate	per	Amount
	OUTPUT SGST-9%				9 %	3,177.00
 Executive Head						
 Director						
Total						₹ 41,654.00

Amount Chargeable (in words)

INR Forty One Thousand Six Hundred Fifty Four Only

E. & O.E

	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	35,300.00	9%	3,177.00	9%	3,177.00	6,354.00
Total:	35,300.00		3,177.00		3,177.00	6,354.00

Tax Amount (in words) : **INR Six Thousand Three Hundred Fifty Four Only**

Company's PAN : AAJCC9830C

Declaration

A new income tax regulation requiring companies to clear pending bills with MSME units within 45 days comes into effect from Assessment Year 2024-25. Not doing so will result in the increase in taxable income and tax for FY 2023-24 as deductions can only be claimed in the year of actual payment. We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature



for CWWS INDIA PRIVATE LIMITED



Authorised Signatory

SUBJECT TO PUNE JURISDICTION

This is a Computer Generated Invoice



AQUA LABORATORIES INDIA (OPC) PVT. LTD.

ISO 9001:2015 3050240316280

ANALYTICAL REPORT

Report No.	ALPL-24-25-1009	Lab Identification No.	AQ-10392
Report Date	29-01-2025		
Client Name	Oxy Beaumonde		
Address	214/1/1, 214/1/4, Airport Exit Road, behind Symbiosis Law School, Viman Nagar, Pune, Maharashtra - 411014		
Sampling Date	23-01-2025	Sample Name	STP Outlet
Time	4:10 PM	Sample Collected By	Party
Nature/Source of Sample	STP Outlet	Date of Sample Received in Lab	24-01-2025

RESULT DETAILS

Sr.No	Parameter	Unit	Result	Limit	Test Method Name
1	pH	---	7.75	6.5 to 8.5	IS 3025 Part 11
2	Total Dissolved Solids (TDS)	Mg/lit	590.00	2100 (Max)	IS 3025 Part 16
3	Total Suspended Solid (TSS)	Mg/lit	15.00	1100 (Max)	IS 3025 Part 17
4	Chloride (as Cl)	Mg/lit	66.70	600 (Max)	IS 3025 Part 32
5	Sulphate (as SO ₄)	Mg/lit	69.13	1000 (Max)	IS 3025 Part 24
6	Total Oil & Grease	Mg/lit	Nr	10 (Max)	AS Per APHA
7	Chemical Oxygen Demand (COD)	Mg/lit	20.00	250 (Max)	AS Per APHA
8	Biochemical Oxygen Demand (BOD) (at 27 Deg. C for 5 Days)	Mg/lit	5.50	30 (Max)	AS Per APHA

Remarks

[Signature]
Lab Incharge

[Signature]
Lab Chemist

[Signature]
Authorized Signatory

Note: 1) Results related to tested sample only. 2) Test report should not be reproduced partially. 3) mg per l is equivalent to ppm. 4) Based on request, Sample was tested for above mentioned parameters only. 5) Report is intended to be used for informational purpose only & should not be used for regulatory and/or legal purposes. 6) If water source is borewell water it's recommended to have RO treatment for drinking. 7) Samples will be disposed of 7 days after testing from the date of issue of the report unless otherwise requested by the sender. 8) TNTC: Too Numerous to Count. 9) BDL: Below Detection Limit.

M : +91 8669664604 / 8669664601 E : response@aqu-lab.in W : aqu-lab.in
A : BR -1, 401 to 405, B Wing, 4th Floor, Inox Multiplex Building, Jai Ganesh Vision,
Akurdi, Pune - Maharashtra (India) - 411035.

CIN NO U37003PN2023OPC226655

Tax Invoice

CWWS INDIA PRIVATE LIMITED
 Plot No. 1403, Opp. Mahalaxmi Estate,
 Mahawade Vasti, Talwade PCMC,
 Pune-411062 Maharashtra
 Mob-7722041497, 8087294294
 GSTIN/UIN: 27AAJCC9830C1ZN
 State Name: Maharashtra, Code: 27
 UIN: U29200PN2021PTC206998
 E-Mail: account@completewatersolution.in

Invoice No: 4
 Dated: 7-Apr-25
 Delivery Note: Mode/Terms of Payment

Reference No. & Date: Other References

Consignee (Ship to)
OXY Beaumonde Co- Op Housing Society LTD
 Sr. No. 214/1/1, 214/1/4, Lohegaon
 Viman Nagar Behind Symbiosis Law
 School, Airport Exit Road, Tal -Haveli
 Pune-411014
 Contact: Mr. Vishal Datt
 Mob-7558799775
 GSTIN/UIN : 27AACAO6309F1ZO
 State Name : Maharashtra Code: 27

Buyer's Order No. OBHS/OB/NO/2025/0007
 Dated: 4-Feb-25 **6-4-25**
 Dispatch Doc No: Delivery Note Date

Dispatched through: Destination

Terms of Delivery

Buyer (Bill to)
OXY Beaumonde Co- Op Housing Society LTD
 Sr. No. 214/1/1, 214/1/4, Lohegaon
 Viman Nagar Behind Symbiosis Law
 School, Airport Exit Road, Tal -Haveli
 Pune-411014
 Contact: Mr. Vishal Datt
 Mob-7558799775
 GSTIN/UIN : 27AACAO6309F1ZO
 State Name : Maharashtra Code: 27

Sl	Description of Goods	HSN/SAC	Quantity	Rate	Unit	Amount
1	Operation.& Maint. for STP Month of Mar-25	902890	1 Nos	14,516.00	Nos	14,516.00
2	Coagulant (Alum)	902890	50 KG	100.00	KG	5,000.00
3	TCCA	902890	6 KG	500.00	KG	3,000.00
4	H2O2	902890	4 KG	1,000.00	KG	4,000.00
5	Bacta Culture	902890	4 KG	700.00	KG	2,800.00
6	Oiling & Greasing All Pumps, Blower Etc	902890	1 Nos	3,000.00	Nos	3,000.00
						30,316.00
				OUTPUT CGST-9%	9 %	2,908.44
				OUTPUT SGST-9%	9 %	2,908.44

[Handwritten Signature]

continued

[Handwritten Signature]
 13/4/25

[Handwritten Signature]

Tax Invoice

CWWS INDIA PRIVATE LIMITED

Gat No. 1403, Opp. Mahalaxmi Estate,
Sonawane Vasti, Talwade PCMC,
Pune-411062 Maharashtra
Mob-7722041497.8087294294
GSTIN/UIN: 27AAJCC9830C1ZN
State Name : Maharashtra, Code : 27
CIN: U29200PN2021PTC206998
E-Mail : account@completewatersolution.in

Consignee (Ship to)

OXY Beaumonde Co- Op Housing Society LTD

Sr No.214/1/1,214/1/4 Lohegaon
Viman Nagar Behind Symbiosis Law
School,Airport Exit Road ,Tal -Havel
Pune-411014
Contact.Mr. Vishal Datir
Mob-7558799775

GSTIN/UIN : 27AACAO6309F1ZO
State Name : Maharashtra, Code : 27

Buyer (Bill to)

OXY Beaumonde Co- Op Housing Society LTD

Sr No.214/1/1,214/1/4 Lohegaon
Viman Nagar Behind Symbiosis Law
School,Airport Exit Road ,Tal -Havel
Pune-411014
Contact.Mr. Vishal Datir
Mob-7558799775

GSTIN/UIN : 27AACAO6309F1ZO
State Name : Maharashtra, Code : 27

Invoice No. 20	Dated 14-May-25
Delivery Note	Mode/Terms of Payment
Reference No. & Date.	Other References
Buyer's Order No. OBHS/OB/NO/2025/0007	Dated 4-Feb-25
Dispatch Doc No.	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	Operation.& Maint. for STP Month of Apir-25	902890	1 Nos	13,759.00	Nos	13,759.00
2	Coagulant (Alum)	902890	50 KG	100.00	KG	5,000.00
3	TCCA	902890	6 KG	500.00	KG	3,000.00
4	H2O2(Poly)	902890	4 KG	700.00	KG	2,800.00
5	Bacta Culture	902890	4 KG	700.00	KG	2,800.00
6	Oiling & Greasing All Pumps,Blower Etc	902890	1 Nos	3,000.00	Nos	3,000.00
						30,359.00
	OUTPUT CGST-9%				9 %	2,732.31
	OUTPUT SGST-9%				9 %	2,732.31

continued ...

SUBJECT TO PUNE JURISDICTION

This is a Computer Generated Invoice

Tax Invoice(Page 2)

CWWS INDIA PRIVATE LIMITED
 Gat No. 1403, Opp. Mahalaxmi Estate,
 Sonawane Vasti, Talwade PCMC,
 Pune-411062 Maharashtra
 Mob-7722041497, 8087294294
 GSTIN/UIN: 27AAJCC9830C1ZN
 State Name : Maharashtra, Code : 27
 CIN: U29200PN2021PTC206998
 E-Mail : account@completewatersolution.in

Invoice No. 20	Dated 14-May-25
Delivery Note	Mode/Terms of Payment
Reference No. & Date.	Other References
Buyer's Order No. OBHS/OB/NO/2025/0007	Dated 4-Feb-25
Dispatch Doc No.	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

Consignee (Ship to)
OXY Beaumonde Co- Op Housing Society LTD
 Sr No.214/1/1,214/1/4 Lohegaon
 Viman Nagar Behind Symbiosis Law
 School,Airport Exit Road ,Tal -Havel
 Pune-411014
 Contact.Mr. Vishal Datir
 Mob-7558799775
 GSTIN/UIN : 27AACAO6309F1ZO
 State Name : Maharashtra, Code : 27

Buyer (Bill to)
OXY Beaumonde Co- Op Housing Society LTD
 Sr No.214/1/1,214/1/4 Lohegaon
 Viman Nagar Behind Symbiosis Law
 School,Airport Exit Road ,Tal -Havel
 Pune-411014
 Contact.Mr. Vishal Datir
 Mob-7558799775
 GSTIN/UIN : 27AACAO6309F1ZO
 State Name : Maharashtra, Code : 27

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
	ROUND OFF					0.38
Total						₹ 35,824.00

Amount Chargeable (in words) E. & O.E
INR Thirty Five Thousand Eight Hundred Twenty Four Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
902890	30,359.00	9%	2,732.31	9%	2,732.31	5,464.62
Total	30,359.00		2,732.31		2,732.31	5,464.62

Tax Amount (in words) : **INR Five Thousand Four Hundred Sixty Four and Sixty Two paise Only**

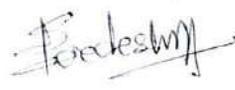
Company's PAN : **AAJCC9830C**

Declaration
 A new income tax regulation requiring companies to clear pending bills with MSME units within 45 days comes into effect from Assessment Year 2024-25. Not doing so will result in the increase in taxable income and tax for FY 2023-24 as deductions can only be claimed in the year of actual payment. We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature for CWWS INDIA PRIVATE LIMITED
 Authorised Signatory



SUBJECT TO PUNE JURISDICTION
 This is a Computer Generated Invoice



 Director

Tax Invoice

CWWS INDIA PRIVATE LIMITED Get No.1403,Opp.Mahalaxmi Estate, Sonawane Vasti,Talwade PCMC, Pune-411062 Maharashtra Mob-7722041497,8087294294 GSTIN/UIN: 27AAJCC9830C1ZN State Name : Maharashtra, Code : 27 CIN: U28200PN2021PTC208988 E-Mail : account@completewaterresolution.in	Invoice No. 37	Dated 4-Jun-25
	Delivery Note	Mode/Terms of Payment
Consignee (Ship to) OXY Beaumonde Co- Op Housing Society LTD Sr No.214/1/1,214/1/4 Lohegaoon Viman Nagar Behind Symbiosis Law School,Airport Exit Road ,Tal -Havel Pune-411014 Contact,Mr. Vishal Datir Mob-7558799775 GSTIN/UIN : 27AACAO6309F1ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No. OBHS/OB/NO/2025/0007	Dated 4-Feb-25
Buyer (Bill to) OXY Beaumonde Co- Op Housing Society LTD Sr No.214/1/1,214/1/4 Lohegaoon Viman Nagar Behind Symbiosis Law School,Airport Exit Road ,Tal -Havel Pune-411014 Contact,Mr. Vishal Datir Mob-7558799775 GSTIN/UIN : 27AACAO6309F1ZO State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Description of Goods and Services	HSN/SAC	Quantity	Rate	per	Amount
1	Operation.& Maint. for STP Month of May-25	902890	1 Nos	12,581.00	Nos	12,581.00
2	Coagulant (Alum)	902890	50 KG	100.00	KG	5,000.00
3	TCCA	902890	5 KG	500.00	KG	2,500.00
4	H2O2(Poly)	902890	8 KG	700.00	KG	5,600.00
5	Bacta Culture	902890	4 KG	700.00	KG	2,800.00
6	Oiling & Greasing All Pumps,Blower Etc	902890	1 Nos	3,000.00	Nos	3,000.00
						31,481.00
OUTPUT CGST-9%					9 %	2,833.29
OUTPUT SGST-9%					9 %	2,833.29

continued ...

SUBJECT TO PUNE JURISDICTION

This is a Computer Generated Invoice

Tax Invoice(Page 2)

CWWS INDIA PRIVATE LIMITED Gat No.1403,Opp.Mahalaxmi Estate, Sonawane Vasti Talwade PCMC, Pune-411062 Maharashtra Mob-7722041497,8087294294 GSTIN/UIN: 27AAJCC9830C1ZN State Name Maharashtra, Code : 27 CIN: U29200PN2021PTC206998 E-Mail: account@completewatersolution.in	Invoice No. 37	Dated 4-Jun-25
	Delivery Note	Mode/Terms of Payment
Consignee (Ship to) OXY Beaumonde Co- Op Housing Society LTD Sr.No.214/1/1,214/1/4 Lohegaon Vinan Nagar Behind Symbiosis Law School,Airport Exit Road ,Tal -Havel Pune-411014 Contact.Mr. Vishal Dattir Mob-7558799775 GSTIN/UIN : 27AACAO6309F1ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No. OBHS/OB/NO/2025/0007	Dated 4-Feb-25
Buyer (Bill to) OXY Beaumonde Co- Op Housing Society LTD Sr.No.214/1/1,214/1/4 Lohegaon Vinan Nagar Behind Symbiosis Law School,Airport Exit Road ,Tal -Havel Pune-411014 Contact.Mr. Vishal Dattir Mob-7558799775 GSTIN/UIN : 27AACAO6309F1ZO State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Description of Goods and Services	HSN/SAC	Quantity	Rate	per	Amount
	ROUND OFF					0.42
Total						₹ 37,148.00

Amount Chargeable (in words) E. & O.E
INR Thirty Seven Thousand One Hundred Forty Eight Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
902890	31,481.00	9%	2,833.29	9%	2,833.29	5,666.58
Total	31,481.00		2,833.29		2,833.29	5,666.58

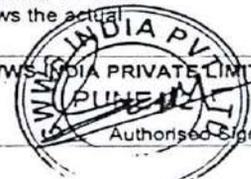
Tax Amount (in words) : **INR Five Thousand Six Hundred Sixty Six and Fifty Eight paise Only**

Company's PAN : **AAJCC9830C**

Declaration

A new Income tax regulation requiring companies to clear pending bills with MSME units within 45 days comes into effect from Assessment Year 2024-25. Not doing so will result in the increase in taxable income and tax for FY 2023-24 as deductions can only be claimed in the year of actual payment. We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature

for CWWS INDIA PRIVATE LIMITED

 Authorised Signatory

SUBJECT TO PUNE JURISDICTION

This is a Computer Generated Invoice



AQUA LABORATORIES INDIA (OPC) PVT. LTD.

ISO 9001:2015 305024031528Q

ANALYTICAL REPORT

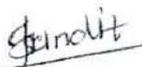
Report No.	ALPL-25-26-268	Lab Identification No.	AQ-11006
Report Date	02-06-2025		
Client Name	Oxy Beaumonde		
Address	214/1/1 ,214/1/4, Airport Exit Road, behind Symbiosis Law School, Viman Nagar, Pune, Maharashtra 411014.		
Sampling Date	28-05-2025	Sample Name	STP Treated Water
Time	04.00PM	Sample Collected By	Customer
Nature/Source of Sample	STP Treated Water	Date of Sample Received in Lab	28-05-2025

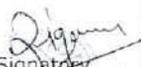
RESULT DETAILS

Sr.No.	Parameter	Unit	Result	Limit	Test Method Name
1	pH	---	7.04	6.5 to 8.5	IS 3025 Part 11
2	Total Dissolved Solids (TDS)	Mg/lit	285.00	2100 (Max)	IS 3025 Part 16
3	Total Suspended Solid (TSS)	Mg/lit	20.00	100 (Max)	IS 3025 Part 17
4	Chloride (as Cl)	Mg/lit	51.83	600 (Max)	IS 3025 Part 32 ^u
5	Sulphate (as SO ₄)	Mg/lit	49.30	1000(Max)	IS 3025 Part 24
6	Total Oil & Grease	Mg/lit	Nil	10(Max)	AS Per APHA
7	Chemical Oxygen Demand (COD)	Mg/lit	Nil	250 (Max)	AS Per APHA
8	Biochemical Oxygen Demand (BOD) (at 27 Deg C for 3 Days)	Mg/lit	Nil	30 (Max)	AS Per APHA
9	Total Coliform	CFU/100ml	Nil	Nil	IS 1622
10	E Coli	CFU/100ml	Absent	Absent	IS 1622

Remarks:


Lab Incharge


Lab Chemist


Authorized Signatory

Note: 1) Results related to tested sample Only. 2) Test report should not be reproduced partially 3) mg per l is equivalent to ppm'. 4) Based upon request, Sample was tested for above mentioned parameters only. 5) Report is intended to be used for informational purpose only & should not be used for regulatory and/or legal purposes. 6) If water source as borewell water it's recommended to have RO treatment for drinking. 7) Samples will be disposed of 7 days after testing from the date of issue of the report, unless otherwise requested by the sender. 8) TNTC-Too Numerous to Count 9) BDL-Below Detection Limit

M : +91 8669664604 / 8669664601 E : response@aqua-lab.in W : aqua-lab.in
A : BR -1, 401 to 405, B Wing, 4th Floor, Inox Multiplex Building, Jai Ganesh Vision,
Akurdi, Pune - Maharashtra (India) - 411035.
CIN NO U37003PN2023OPC226655

पुणे महानगरपालिका

Demand Note No : WS20240926-12400-000006

खात्याचे नाव : बंडगार्डन पाणी पुरवठा

मालकाचे नाव : VENKTESH LANDMARK THRO.
RAHUL KONDIBA SATAV & TOHERSपत्ता : S.NO. 214, HISSA NO. 1/1(PART), 1/4
(PART), PLOT NO. 1, LOHAGAON PUNEटिप्पणी : 1 INCH SIX (6 NOS) DOMESTIC
CONNECTION (JE ANWAR MULLA)

कामाचा तपशील :	रक्कम :
नविन नळकनेक्शन - XI12E101	7388
रस्ता खोदाई - RI20A108	37975
एकूण	82303

एकूण रक्कम रु : EIGHTY TWO THOUSAND
THREE HUNDRED THREE ONLY

D.D. NO. 436606

Date - 27/09/2024

State Bank of India



वरीलप्रमाणे र

पैसे मिळाल्याचा

स्वाक्षरी :

बँकेचा शिक्का

दिनांक : 26/09/2024,
12:01, PM



IRN : 31c34c1de3acb4c5ef71d90fba31d8346ebf361667946c1b-55f86637bdcd9359
 Ack No. : 122421473040488
 Ack Date : 21-May-24

Virtuoso Projects And Engineers Pvt. Ltd. Gat No. 112, Pimpalgaon, Post-Solu Tal-Khed, Dist-Pune Maharashtra - 412105, India GSTIN/UIN: 27AAFV0424R1ZX State Name : Maharashtra, Code : 27 CIN: U45400PN2014PTC152147 E-Mail : admin@vpel.in		Invoice No. VPPEL2425P031 Delivery Note 24-25/DC/002-EV Buyer's Order No. VL/VLOB/WO/2024/0075 Dispatch Doc No.	e-Way Bill No. Dated 21-May-24 Mode/Terms of Payment Dated 26-Apr-24 Delivery Note Date 21-May-24 Destination			
Consignee (Ship to) Venkatesh Landmark SR. NO. - 214/1/1, 214/1/4, Lohegaon (Viman nagar), Behind Symbiosis Law School, Airport Exit Road, Tal -Haveli, Dist -Pune Maharashtra - 411014, India GSTIN/UIN : 27AAQFV5021L1ZP State Name : Maharashtra, Code : 27 Contact : 8888054444		Dispatched through Terms of Delivery				
Buyer (Bill to) Venkatesh Landmark SR. NO. - 214/1/1, 214/1/4, Lohegaon (Viman nagar), Behind Symbiosis Law School, Airport Exit Road, Tal -Haveli, Dist -Pune Maharashtra - 411014, India GSTIN/UIN : 27AAQFV5021L1ZP State Name : Maharashtra, Code : 27 Contact : 8888054444						
Sl No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	Charge Box Supply and Installation of 3.3 KW Single Phase EV Car Charger Make-Virtuoso	85044030	198 Nos.	3,000.00	Nos.	5,94,000.00
2	Charge Box Supply and Installation of Car Charger Bracket	85044030	198 Nos.	300.00	Nos.	59,400.00
						6,53,400.00
				CGST-2.5% Output	2.50 %	16,335.00

continued to page number 2

SUBJECT TO PUNE JURISDICTION

This is a Computer Generated Invoice

Swarnal
 Swarnal
 28/05/2024

(ORIGINAL FOR RECIPIENT)

Virtuoso Projects And Engineers Pvt. Ltd.
 Gat No. 112, Pimpalgaon, Post-Solu
 Tal: Khod, Dist-Pune
 Maharashtra - 412105, India
 GSTIN/UIN: 27AAFV0424R1ZX
 State Name : Maharashtra, Code : 27
 CIN: U45400PN2014PTC152147
 E-Mail : admin@vpel.in

Invoice No.	e-Way Bill No.	Dated
VPEL2425P031		21-May-24
Delivery Note	Mode/Terms of Payment	
24-25/DC/002-EV		
Buyer's Order No.	Dated	
VL/VLOB/WO/2024/0075	26-Apr-24	
Dispatch Doc No.	Delivery Note Date	
	21-May-24	
Dispatched through	Destination	
Terms of Delivery		

Consignee (Ship to)
Venkatesh Landmark
 SR. NO. - 214/1/1, 214/1/4, Lohegaon (Viman nagar),
 Behind Symbiosis Law School, Airport Exit Road, Tal
 -Haveli, Dist -Pune
 Maharashtra - 411014, India
 GSTIN/UIN : 27AAQFV5021L1ZP
 State Name : Maharashtra, Code : 27

Buyer (Bill to)
Venkatesh Landmark
 SR. NO. - 214/1/1, 214/1/4, Lohegaon (Viman nagar),
 Behind Symbiosis Law School, Airport Exit Road, Tal
 -Haveli, Dist -Pune
 Maharashtra - 411014, India
 GSTIN/UIN : 27AAQFV5021L1ZP
 State Name : Maharashtra, Code : 27
 Contact : 8888054444

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
	SGST-2.5% Output			2.50	%	16,335.00
Total			396 Nos.			₹ 6,86,070.00

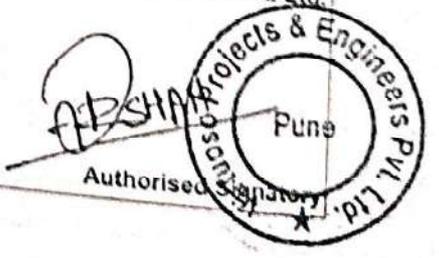
Amount Chargeable (in words) **INR Six Lakh Eighty Six Thousand Seventy Only**
 HSN/SAC
 85044030
 Taxable Value: 6,53,400.00
 Central Tax: Rate 2.50%, Amount 16,335.00
 State Tax: Rate 2.50%, Amount 16,335.00
 Total Tax Amount: 32,670.00
 Tax Amount (in words) : **INR Thirty Two Thousand Six Hundred Seventy Only**

Company's PAN : **AAFV0424R**

Declaration
 We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

SUBJECT TO PUNE JURISDICTION
 This is a Computer Generated Invoice

Handwritten signature and date:
 28/05/2024









पुणे महानगरपालिका, वृक्ष प्राधिकरण कार्यालय
नगररोड वडगावशेरी, पुणे महानगरपालिका
वृ.प्रा.जा.क्र. ९२५ दि.१६/०५/२०२४

अंतिम ना-हरकत प्रमाणपत्र

प्रति
मा.उपअभियंता(बांधकाम विकास विभाग)
विभागीय झोन क्र. १
पुणे महानगरपालिका

यांजकडे.....

विषय:-स.नं.२१४/१/१,२१४/१/४ पै,लोहगाव,पुणे येथील फक्त प्लॉट बी मधील विल्डींग साठी

बांधकामास पूर्णत्वाचा दाखला देणेबाबत.

संदर्भ :- १)मा.महापालिका आयुक्त यांचे कार्यालयीन परिपत्रक जा.क्र.न.अ.जा/ज/२३३

दि.२६/११/२००७

२) मे.व्यंकटेश लॅन्डमार्क तर्फे श्री.राहुल कोंडीबा सातव व इतर यांचा आ.क्र.१५२५०

दि.२१/०३/२०२४

३)मिळकतीचे एकुण क्षेत्रफळ ७२९७.४१ चौ.मी.(फक्त प्लॉट बी साठी)

४)मान्य बांधकाम परवाना क्र.सीसी/३५१४/२२ दिनांक:-२१/०३/२०२३

संदर्भ क्र.१ च्या ठरावान्वये व परिपत्रकान्वये तसेच आपण संदर्भ के.२ च्या केलेल्या अर्जानुसार जागेची समक्ष पाहणी केली असता स.नं.२१४/१/१,२१४/१/४ पै,लोहगाव,पुणे येथील फक्त प्लॉट बी येथील बांधकाम पूर्ण झालेले असून,एकुण मिळकतीचे क्षेत्रफळ ७२९७.४१ चौ.मी.(फक्त प्लॉट बी साठी) असून त्याठिकाणी एकुण ७६ वृक्षांची यशस्वीरित्या लागवड करून संगोपन केलेले आहे.

सदर ठिकाणच्या बांधकामास पूर्णत्वाचा दाखला देण्यास खात्याची शिफारस आहे.

मा.स.कळावे,

सहाय्यक उच्चायन अधिकारी
पुणे महानगरपालिका



महापालिका सहाय्यक आयुक्त
तथा वृक्ष अधिकारी
नगररोड वडगावशेरी क्षेत्रीय कार्यालय
पुणे महानगरपालिका

प्रत- मे.व्यंकटेश लॅन्डमार्क तर्फे श्री.राहुल कोंडीबा सातव व इतर
स.नं.२१४/१/१,२१४/१/४ पै,लोहगाव,पुणे

PUBLIC NOTICE

This is to inform that Survey No. 214/1/1 and 214/1/4 admeasuring area 17427.00 Sq.Mtr Village-Lohegaon, Behind Symbiosis Law school, Airport road, Vimannagar, Tal-Haveli, Dist.- Pune 411014 Maharashtra M/S.VENKATESH LANDMARK THROUGH MR. RAHUL KONDIBA SATAV has been accorded Environmental Clearance of Residential and Commercial Development project "Oxy Beaumonde" No: SIA/MH/MIS/149621/2020 Dated. 30/04/2021 copies of the clearance letter available with the Maharashtra Pollution Control Board and may also be seen on the website of the ministry at <http://parivesh.nic.in>

Place: Pune

DATE: 04/05/2021

FOR
M/S.VENKATESH LANDMARK
THROUGH MR. RAHUL KONDIBA SATAV



जाहीर सूचना

तमाम लोकांना या जाहीर नोटीसीने कळविण्यात येते की, स.नं. २१४/१/१ व स.नं. २१४/१/४ यांसी क्षेत्र १७४२७.०० चौ.मी. मौजे लोहगाव (एअरपोर्ट रोड, विमाननगर) तालुका हवेली, जिल्हा पुणे ४११०१४ महाराष्ट्र या भिळकतीवरील मे. व्यंकटेश लॅन्डमार्क तर्फे भागीदार श्री. राहुल कोंडीबा सातव यांच्या "ऑक्सी बियुमॉन्ड" रहिवास व वाणिज्य या प्रकल्पाला SIA/MH/MIS/149621/2020 दि. ३०/०४/२०२१ अन्वये पर्यावरण विषयक मंजूरी देण्यात आली आहे. सदर पर्यावरण विषयक मंजूरीची प्रत महाराष्ट्र प्रदूषण मंडळ यांचे कार्यालयामध्ये तसेच पर्यावरण मंत्रालय यांच्या वेबसाईट वर <http://parivesh.nic.in> येथे उपलब्ध आहे.

येणेप्रमाणे जाहीर सूचना असे.

पुणे, तारीख : ०४/०५/२०२१

करिता
मे. व्यंकटेश लॅन्डमार्क तर्फे भागीदार
श्री. राहुल कोंडीबा सातव





M/S VENKATESH LANDMARK

DATE – 13/05/2025

To,
The Additional Director(s),
Ministry of Environment and Forest and Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur, Maharashtra- 440001

Sub: Submission of Environmental Clearance Compliance Report (**October 2024 to March 2025**) for Residential and Commercial Development Project M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others at Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Viman Nagar, Lohegaon, Tal-Haveli, Dist.-Pune 411014

Ref: Environment Clearance vide letter No. SIA/MH/MIS/149621/2020 dated 30th April 2021

Respected Sir,
This is with reference to the above subject, we are submitting the datasheet, the Current status of our construction work, and Pointwise compliance to various stipulations laid down by the Ministry of Environment and Forest in its clearance vide letter No SIA/MH/MIS/149621/2020 dated 30th April 2021 along with the necessary annexures.

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,

For
M/s Venkatesh Landmark

Authorized Signatory



Encl:

- Part A: Data Sheet
- Part B: Current Status of Construction Work
- Part C: Pointwise compliance status
- Part D: Annexures

SIX MONTHLY COMPLIANCE REPORT

(October 2024 to March 2025)

of

Residential and Commercial Development Project

at

**Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis
Law School Viman Nagar, Lohegaon, Tal-Haveli, Dist.-Pune
411014**

VIDE LETTER NO. SIA/MH/MIS/149621/2020 DATED – 30th APRIL, 2021

by

M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others

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PART D: ANNEXURE17

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Western Region, Regional Office, Nagpur

PARTA: DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project
2.	Name of the project	:	Residential And Commercial Development by M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others
3.	Clearance letter (s) / OM No. and Date	:	Clearance Letter No. SIA/MH/MIS/149621/2020 Dated 31.04.2021
4.	Location	:	Survey No. 214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law school, Vimannagar, Lohegaon, Pune.
	a. District (S)	:	Pune
	b. State (s)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 18°34'35.01"N Longitude: 73°54'46.53"E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law school Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014
	b. Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law school Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014
6.	Salient features	:	
	a. of the project	:	It is a Residential cum Commercial development project. The design of this project and utilities are thoroughly planned with the objective of providing facilities to the people and keeping sustainable development in mind.
	b. of the environmental management plans	:	1. Sewage Treatment Plant (STP): 2 No. with capacity of residential – 200 KLD provided on site & Commercial 80 KLD proposed. 2. Rain water harvesting: 7 nos. of recharge pits with Bore proposed.

			<p>3. Solid Waste Management</p> <p>a. Wet waste is treated by OWC machine for completed project.</p> <p>b. Dry waste is handed over to authorized recyclers for completed project.</p> <p>4. We have planned the use of LED lights for common areas and have proposed solar panels system for hot water heating and street lights.</p>
7.	Breakup of the project area	:	
	a. submergence area forest & non-forest	:	Non-Forest
	b. Others	:	<p>Total Plot area: 17,427.00 m²</p> <p>Deductions: 4,150.38 m²</p> <p>Net Plot area: 13,276.62 m²</p> <p>FSI: 32,889.11 m²</p> <p>Non FSI: 30934.82 m²</p> <p>Built up area: 63,823.93 m²</p>
8.	Breakup of the project affected Population with an enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan	:	Not Applicable
	a. SC, ST/Adivasis	:	Not Applicable
	b. Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	:	Not Applicable
9.	Financial details	:	
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference:		

	1.	Total Cost of the Project	:	Rs.62.00 Cr
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Environmental Management Plan (EMP) During the Construction phase: Capital cost: 11.01 Lakhs O & M cost: 1.08 akhs During Operational Phase: Total set up Cost: - 134.16 Lakhs O & M cost: 37.9 lakhs/annum
	c.	Benefit cost ratio / Internal rate of Return and the year of assessment	:	
	d.	Whether (c) includes the cost of environmental management as shown in the above.	:	
	e.	Actual expenditure incurred on the project so far	:	55.80 Cr
	f.	Actual expenditure incurred on the environmental management plans so far	:	85 Lacs
10	.	Forest land requirement	:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the	:	Not Applicable

	light of actual field experience so far																														
11	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information	Not Applicable																													
12	Status of construction	<table border="1"> <thead> <tr> <th>Phase</th> <th>No. of Buildings</th> <th>Status as on March 2025</th> <th>Status of the Environmental Management Facilities</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Wing A - B1+B2+LP+UG+9 TH FLOOR</td> <td>Not yet started</td> <td rowspan="8"> <ul style="list-style-type: none"> • STP Construction –STP of capacity 200 KLD is provided on site & 80 KLD is installed, equipment machinery is not yet installed • OWC is provided to treat wet waste • Solar water Provided for all bldg. i.e. B/C/D/E AND MHADA building • Solar PV - for Common building </td> </tr> <tr> <td>II</td> <td>Wing B - B1+B2+LP+UG+9 TH FLOOR</td> <td>Completed</td> </tr> <tr> <td>III</td> <td>Wing C - B1+B2+LP+UG+9 TH FLOOR</td> <td>Completed</td> </tr> <tr> <td>IV</td> <td>Wing D - B1+B2+LP+UG+9 TH FLOOR</td> <td>Completed</td> </tr> <tr> <td>V</td> <td>Wing E - B1+B2+LP+UG+9 TH FLOOR</td> <td>Completed</td> </tr> <tr> <td>VI</td> <td>Wing F (Commercial) - B1+B2+LP+UG+8 TH FLOOR –</td> <td>Not Yet Started</td> </tr> <tr> <td>VII</td> <td>Wing G – (MHADA) – LP+UG+7TH FLOOR</td> <td>Completed</td> </tr> <tr> <td>VIII</td> <td>1 no. of Clubhouse</td> <td>Completed</td> </tr> </tbody> </table>	Phase	No. of Buildings	Status as on March 2025	Status of the Environmental Management Facilities	I	Wing A - B1+B2+LP+UG+9 TH FLOOR	Not yet started	<ul style="list-style-type: none"> • STP Construction –STP of capacity 200 KLD is provided on site & 80 KLD is installed, equipment machinery is not yet installed • OWC is provided to treat wet waste • Solar water Provided for all bldg. i.e. B/C/D/E AND MHADA building • Solar PV - for Common building 	II	Wing B - B1+B2+LP+UG+9 TH FLOOR	Completed	III	Wing C - B1+B2+LP+UG+9 TH FLOOR	Completed	IV	Wing D - B1+B2+LP+UG+9 TH FLOOR	Completed	V	Wing E - B1+B2+LP+UG+9 TH FLOOR	Completed	VI	Wing F (Commercial) - B1+B2+LP+UG+8 TH FLOOR –	Not Yet Started	VII	Wing G – (MHADA) – LP+UG+7TH FLOOR	Completed	VIII	1 no. of Clubhouse	Completed
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					area is installed • Green Belt area is provided
	a.	Date of commencement (Actual and/or planned)	:	PMC Sanction vide commencement letter No CC/1118/20, Dated: 11/11/2020, by Assistant Engineer, PMC	
	b.	Date of completion (Actual and/or planned)	:	28/05/2024 (for B, C, D, E & Mhada buildings)	
13	.	Reasons for the delay if the project is yet to start	:	--	
14		Dates of site visits	:	Not yet visited	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not Applicable	
	b.	Date of site visit for this monitoring report	:	Not Applicable	
15	.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)	:	Not Applicable	
	(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)				

PART B: CURRENT STATUS OF WORK**The Current status of the project:**

Phase	No. of Buildings	Status as on March 2025	Status of the Environmental Management Facilities
I	Wing A - B1+B2+LP+UG+9TH FLOOR	Not yet started	<ul style="list-style-type: none"> • STP Construction – STP of capacity 200 KLD is provided on site & 80 KLD STP Construction is completed, equipment & machinery not yet installed. • OWC is provided to treat wet waste • Solar water Provided for all bldg. i.e. B/C/D/E and MHADA building • Solar PV - for Common building area is installed • Green Belt area is provided
II	Wing B - B1+B2+LP+UG+9TH FLOOR	Completed	
III	Wing C - B1+B2+LP+UG+9TH FLOOR	Completed	
IV	Wing D - B1+B2+LP+UG+9TH FLOOR	Completed	
V	Wing E - B1+B2+LP+UG+9TH FLOOR	Completed	
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VII	Wing G – (MHADA) – LP+UG+7TH FLOOR	Completed	
VIII	1 no. of Clubhouse	Completed	

PART C: POINT WISE COMPLIANCE STATUS

Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter No. SIA/MH/MIS/149621/2020 DATED – 30th APRIL, 2021 are as follows:

Condition No.	Condition	Compliance
Specific Conditions:		
A. SEAC Conditions-		
1	PP to obtain IOD/ building plan approval from competent authority in concurrence with the remarks given by M/s Primo pertaining to nearby nalla.	Noted. We have obtained IOD/ Building Plan Approval.
2	PP to ensure the adequate distance between trees like Kadamb of 3 m which is very less.	The distance between two Kadamb trees is 6m as per the landscape layout which was submitted during the 218th meeting of SEIAA (Part A) dated 01.04.2021.
3	PP to submit IOD/ Plan approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.	Noted.
B. SEIAA Conditions-		
1	PP to achieve at least 5% of total energy requirement from Solar/ other renewable sources.	Noted. Passive architectural design and use of LED lamps for common area and Solar panels for hot water and street lights; to achieve a saving of 5-10-% of total energy requirement.
2	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.	Noted. We will 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.
3	SEIAA after deliberation decided to grant Environmental Clearance for – FSI- 12047 m ² , non-FSI- 25714.86 m ² . Total BUA 37762.46 m ² (Restricted as per CC) (Plan approval- CC/461/20, dated 31.08.2020).	We have applied for a corrigendum in the EC, as there is a correction in area as per IOD received. We have applied for corrigendum: FSI 32,889.11 m ² non-FSI: 30,934.82 m ² Total BUA: 63,823.93 m ² (Restricted as per CC) (Plan approval: CC/461/20, dated 31.08.2020).
General Conditions:		
a) Construction Phase: -		
(i)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to approved sites for landfilling after recovering recyclable material.	Noted. Solid waste generated is being segregated and getting handed over to authorized recyclers.
(ii)	Disposal of muck, Construction spoils, including bituminous material during the construction	Excavated material and construction waste are stored in project premises and

	phase should not create any adverse effect on the neighboring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of the competent authority.	used for leveling within the project site. It is not sent outside the project premise.
(iii)	Any hazardous waste generated during the construction phase should be disposed of as per applicable rules and norms with the necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste is generated during construction phase.
(iv)	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Drinking water supply for workers is from Potable water tankers. Mobile toilets provided for construction workers and sewage is collected by mobile toilet vendor. Solid waste generated is collected separately for dry & wet waste and handed over to PMC Ghanta gadi during construction phase.
(v)	Arrangement shall be made that wastewater and stormwater do not get mixed.	Sewage is collected by mobile toilet vendor and hence doesn't get mixed with stormwater.
(vi)	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices.	Noted. We are using pre-mix concrete to a possible extent and wet jute bags are used to reduce water requirement for curing.
(vii)	The groundwater level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted. We have applied for CGWA NOC
(viii)	Permission to draw groundwater and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted. We have applied for CGWA NOC
(ix)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	During the construction phase, no showers, and toilet flushing is being provided. Such fixtures will be used during the operation phase.
(x)	The Energy Conservation Building code shall be strictly adhered to.	Noted.
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	All the topsoil excavated during construction is used for landscape development within the project site.
(xii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted.

(xiii)	Soil and groundwater samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.	Soil monitoring report is attached as Annexure II .
(xiv)	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted. We will comply with all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
(xv)	The diesel generator sets to be used during the construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Noted.
(xvi)	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted. We will comply with all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance
(xvii)	Vehicles hired for the transportation of Raw material shall strictly comply with the emission norms prescribed by the Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage / leakages.	The standard of construction vehicles is checked regularly including PUC certificate.
(xviii)	Ambient noise levels should conform to residential standards both during the day and at night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Ambient air and noise Monitoring report enclosed. Annexure II .
(xix)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set is with acoustic enclosure & confirming the rules made under the Environment (Protection) Act 1986. We have provided 1 no of 160KVA, 1 no. of 35 KVA, on site and the stack height is kept as per CPCB norms.

(xx)	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Construction work is being supervised by Project Engineer and qualified supervisors.
B. Operation phase:		
I.	<p>a) The solid waste generated should be collected and segregated.</p> <p>b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed of outside the premises.</p> <p>c) Dry/ inert solid waste should be disposed of to the approved sites for landfilling after recovering recyclable material.</p>	<p>a) The solid waste is collected & handed over to authorized vendor.</p> <p>b) Wet waste is treated in organic waste converter. for completed buildings</p>
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste is disposed of through an authorized for completed buildings.
III.	<p>a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated Effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.</p> <p>b) PP to give 100% treatment to sewage/ liquid waste and explore the possibility to recycle at least 50% of water, Local Authority should ensure this.</p>	<p>a) STP of capacity 200 KLD is provided for residential buildings, Monitoring report of inlet & outlet is attached as Annexure II for completed buildings</p> <p>b) Water available after recycling is 130 KLD which is use for gardening & flushing</p>
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, and green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore the 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.	STP of capacity 200 KLD is provided for residential buildings, Monitoring report of inlet & outlet is attached as Annexure II . Total 1561.8 M ² greenbelt area is provided. No. of trees planted on site is 80.
V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only	Noted.

	after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	There is already internal parking, so there is no need to use public space. We have proposed to provide a well-organized parking arrangement.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted. Adequate Electric charging points for electric vehicles are provided. 30% to total parking will be provided.
VIII.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Green Belt is being developed by considering CPCB guidelines/local norms including a selection of plant species with consultation with the Local Landscape consultant. Total Green belt area: 1561.8 sq. m Existing no of trees at site: 80 Nos No. of trees proposed by PP at site: 196 Nos.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environmental Management Cell is being supervised by Project Engineer and qualified supervisors.
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Environmental Management Plan (EMP) up During the Construction phase: Capital cost: 11.01 Lakhs O & M cost:1.08 Lakhs During Operational Phase: Total set up Cost: - 134.16 Lakhs O & M cost: 37.9 Lakhs/anum
XI.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	Advertisement has been published in local newspaper as below: English: Financial Express Marathi: Loksatta Refer Annexure IV
XII.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB &	Yes, we will be submitting report regularly along with necessary documents.

	this department, on 1st June & 1st December of each calendar year.	
XIII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	No suggestions/representations were received while processing the proposal from the local NGO. Copy of EC has been submitted to local body.
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted.
C) General EC Conditions		
I.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Noted. We shall abide by the condition stipulated by SEAC & SEIAA.
II.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent to Establish order No.: Format 1.0/JD (WPC)/UAN-0000108344/CE-2105000767 Dated- 18.05.2021 Refer Annexure: II
III.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have received Environmental Clearance from SEIAA 1st EC - VIDE LETTER NO. SIA/MH/MIS/149621/2020 DATED – 30th APRIL, 2021. Refer Annexure-I The construction activities have initiated after the receipt of CTE from MPCB. by order No.: Format 1.0/JD (WPC)/UAN-0000108344/CE-2105000767 Dated- 18.05.2021 Refer Annexure: II
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of	Yes, we are submitting 6 monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data to the Regional Office of MoEF&CC the respective Zonal Office of PCB.

	MoEF, the respective Zonal Office of CPCB and the SPCB.	
V.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	We will be submitting environmental statement report regularly to MPCB.
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
VII.	This environmental clearance is issued subject to obtaining NOC from the Forestry & Wildlife 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 & Wildlife clearance granted to the project which will be considered separately on merit	NOC from the Forestry & Wildlife angle including clearance from the standing committee of the National Board for wildlife is not applicable.
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.	No court case is pending against the project. No action initiated under EP act.
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions / NOCs shall be obtained before starting proposed work at site.	No court case is pending against the project. All the necessary NOCs are obtained.

6	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment department will revoke or suspend the Environmental clearance without any intimation and initiate appropriate legal action under Environmental protection Act, 1986.	Noted.
7	Validity of Environment Clearance: The environment Clearance accorded shall be valid as per EIA Notification 2006, amended time to time.	Noted.
8	The above stipulation would be enforced among others under the water (prevention and control of pollution) act 1974, the air (prevention and control of pollution) act, A1981, the environment (protection) act,1986 and rules their under, hazardous waste (management and handling) rules,1989 and its amendment, the public liability insurance act,1991 and its amendments.	Noted.
9	Any appeal against this environment Clearance shall lie with the National Green Tribunal, (Western Zone Bench, Pune) New Administrative Buildings, 1 st Floor, D-Wing, Opposite Council Hall, Pune. If preferred, within 30 Days as Prescribed Under Section 16 Of the National Green Tribunal Act, 2010	Noted.

PART D: ANNEXURE

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/149621/2020
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 30.04.2021.

To
 M/s.Venkatesh Landmark
 (through Mr.Rahul Kondiba Satav),
 Survey No.214/1/1 and 214/1/4 Airport Road,
 Behind Symbiosis Law School,
 Viman Nagar, Lohegaon,
 Tal-Haveli, Dist-Pune

Subject : Environment Clearance for proposed Residential and Commercial Development at Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune by M/s.Venkatesh Landmark through Mr.Rahul Kondiba Satav

Reference : Application no. SIA/MH/MIS/149621/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 144th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/149621/2020	
Name of Project	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others	
Project category	8a (B2)	
Type of Institution	Private	
Project Proponent	Name	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and others
	Regd. Office address	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune 411014
Consultant	NABET Accredited EIA Consultant	
Applied for	New Greenfield Project	
Details of previous EC	NA	
Location of the project	Survey No.214/1/1 and 214/1/4 Airport road, Behind Symbiosis	

	Law school				
Latitude and Longitude	Latitude - 18°34'35.01"N, Longitude 73°54'46.53"E				
Total Plot Area (m2)	17,427.00				
Deductions (m2)	4,150.38				
Net Plot area (m2)	13,276.62				
Proposed FSI area (m2)	32,889.11				
Proposed non-FSI area (m2)	30,934.82				
Proposed TBUA (m2)	63,823.93				
TBUA (m2) approved by	63,823.93				
Planning Authority till date	Pune Municipal Corporation				
Ground coverage (m2) & %	4,326.70				
Total Project Cost (Rs.)	Rs. 62.00Cr				
Details of Building Configuration:				Reason for Modification / Change	
Previous EC / Existing Building		Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
			WING - F (COMMERCIAL)	B1+B2+LP+UG+8 TH FLOOR	30.95
			WING - A	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - B	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - C	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - D	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - E	B1+B2+LP+UG+9 TH FLOOR	30.90
			WING - G (MHADA)	GP+UG+7TH FLOOR	24.00
			Club House	G + 1	
Total number of tenements		No of Tenements- 288 No. of shops - 54 + 2 Restaurant No of offices - 06			
Water Budget	Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	Residential 129 + Commercial 41	Fresh Water	Residential 129 + Commercial 41	
	Recycled (Gardening)	Residential 10 + Commercial 3	Recycled (Gardening)	0	
	Swimming Pool	0	Swimming Pool	0	
	Flushing	Residential 65 + Commercial 27	Flushing	Residential 65 + Commercial 27	
	Total	275	Total	262	
	Waste water generation	Residential - 194 Commercial - 68	Waste water generation	Residential - 194 Commercial - 68	
Water Storage Capacity for Firefighting / UGT	Fire UG tank - Residential - 250 Commercial - 200				

	Fire Overhead tank – Residential – 20 MHADA - 25 Commercial – 20		
Source of water	Local Body – Pune Municipal Corporation		
Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 11.50 m. to 15.50 m. BGL. (13.50 M. BGL Average) Rainy Season – 5.50 m. to 8.00 m. BGL. (6.75 M. BGL Average) Winter Season – 8.50 m. to 11.75 m. BGL. (10.13 M. BGL Average)	
	Size and no of RWH tank(s) and Quantity:	NA	
	Quantity and size of recharge pits:	7 Nos. (a) 5 for Roof Top & b) 2 for Surface Run Off} a) 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep & 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep.	
	Details of UGT tanks if any:	Residential – 406 MHADA -38 Commercial – 262	
Sewage Wastewater and	Sewage generation in CMD:	Residential – 194 Commercial – 68	
	STP technology:	MBBR	
	Capacity of STP (CMD):	Residential – 200 Commercial – 80	
Solid Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	4	Collected by Ghantagadi
	Wet waste:	2	Collected by Ghantagadi
	Construction waste	Excavated material from proposed buildings.	Debris and excavated material will be reused within site; top soil will be used for landscaping.
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	532	Handed over to authorized recyclers
	Wet waste:	669	Organic Waste Convertor
	Hazardous waste:	Negligible	Handed over to authorized recyclers
	Biomedical waste	NA	NA
	E-Waste	5.6	Handed over to Authorised Vendor
	STP Sludge (dry)	80 Kg/day	Will be used as manure
Green Belt	Total RG area (m ²):		Provided RG =1561.8

Development	Existing trees on plot:		109 planted by the developer		
	Number of trees to be planted:		196		
	Number of trees to be cut:		0		
	Number of trees to be transplanted:		0		
Power requirement:	Source of power supply:		MSSEDCL		
	During Construction Phase (Demand Load):		100 KW		
	During Operation phase (Connected load):		3412.85 KW		
	During Operation phase (Demand load):		2497.48 KVA		
	Transformer:		630 KVA - 4Nos		
	DG set:		Residential 160KVA, MHADA 20 KVA and Commercial 82.5KVA		
Fuel used:		HSD			
Details of Energy saving		Solar water heating – 13.02 % Solar PV system– 10.77 % Total Power saving including saving due to Water Heaters – 23.86 %			
Environmental Management budget Construction phase	plan during	Type	Details	Cost	
		Capital	Air, water, land, biological environment and socioeconomic environment	11.01	
		O&M	Air, water and Noise Monitoring	1.08	
Environmental Management Budget Operation phase	plan during	Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	-	-	-
		Sewage treatment	STP	27.5 + 12.5	14.48 + 5.23
		Water treatment	-	-	-
		RWH	RWH Pits	10	0.5
		Swimming Pool	-	-	-
		Solid Waste	OWC	15.50	3.63
		Hazardous waste	-	-	-
		E waste	Handed over to Authorized Vendor	-	-
		Green belt development	Gardening	10.86	2.00
		Energy saving	Other measures	-	-
			Renewable energy	57.8	2.89
		Environmental Monitoring	From MoEF&CC approved lab	-	8.44
Disaster Management	-	123	7.95		
Sewage Pumping Cost	-	-	-		
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m ²)	
	4-Wheeler	700	700	12873.04	
	2-Wheeler	1564	1564		
	Bicycles	692	692		

3. The proposal has been considered by SEIAA in its 218th A meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD / building plan approval from competent authority in concurrence with the remarks given by M/s PRIMO pertaining to nearby nalla.
2. PP to ensure adequate distance between trees like Kadamb instead of 3 m which is very less.
3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

B. SEIAA Conditions-

1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
2. 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.
3. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 12047.60 m², Non-FSI-25714.86 m², Total BUA- 37762.46 m² (Restricted As per CC) (Plan approval- CC/461/20, dated- 31.08.2020)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in

horticulture / landscape development within the project site.

- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent

- emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
 - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
 - XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the

project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA. as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per

EIA Notification, 2006, amended time to time.

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

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



Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

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



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000108344/CE - 2105000767

Date: 18.05.2021

To,
M/s Venkatesh Landmark through Mr.
Rahul Kondiba Satav and Others
Survey No.214/1/1 and 214/1/4 Airport
road ,Behind Symbiosis Law school
Vimannagar ,
Lohegaon ,Tal-Haveli, Dist-Pune



Sub: Consent to Establish for construction of Residential and commercial project granted under Red Category

Ref: 1. Application vide UAN No. 0108344 dt.10/10/2021

Your application NO. MPCB-CONSENT-0000108344

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.62 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for residential and commercial projects named as M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others, Survey No.214/1/1 and 214/1/4 Airport road ,Behind Symbiosis Law school Vimannagar , Lohegaon ,Tal-Haveli, Dist-Pune on Total Plot Area of 17427.00 SqMtrs for construction BUA of 63823.93 SqMtrs as per sanctioned approved by local body including utilities and services and commencement certificate issued by local body**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	0 NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	262	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG set 160 KVA	1	As per Schedule -II
1	DG set 82.5 KVA	1	As per Schedule -II
1	DG set 20 KVA	1	As per Schedule -II

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

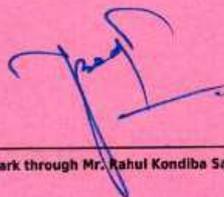
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	669 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Non biodegradable Waste	532 Kg/Day		Segregate and Hand over to Local Body for recycling Used as manure
3	STP Sludge	80 Kg/Day		used as manure
4	E Waste	5.6 Kg/Day	Recyclers	sent to Authorized recyclers

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal

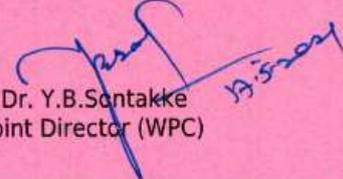
NA

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL
- 11 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- 12 PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.



- 13 Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016
- 14 Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
- 15 Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
- 16 Project Proponent Shall not use groundwater till obtained permission from Central ground water Authority (CGWA).
- 17 Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.
- 18 Project proponent shall not take any effective steps towards implementation of projects prior to obtaining Environmental clearance from competent authority.
- 19 Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking..

For and on behalf of the
Maharashtra Pollution Control Board.


Dr. Y.B.Santakke
Joint Director (WPC)

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-4386	15/02/2021	RTGS

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **280 CMD for treatment of domestic effluent of 262 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	275.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 160 KVA DG set	Acoustic enclosure	3	Diesel	29.28 Ltr/Hr
S-2	DG Set 82.5 KVA	Acoustic enclosure	3	Diesel	15.04 Ltr/Hr
S-3	DG set 20 KVA	Acoustic enclosure	1	Diesel	4.08 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakh	15 Days	compliance of consent conditions	commissioning of projects	Up to Commissioning of the project

Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

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

BG Forfeiture History

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

BG Return details

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

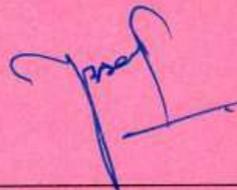
SCHEDULE-IV

Conditions during construction phase

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

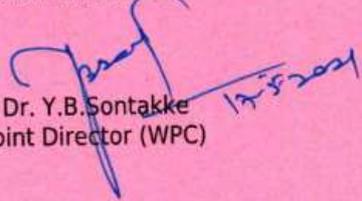
General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.



- 5 Conditions for D.G. Set
- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - D.G. Set shall be operated only in case of power failure.
 - The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

For and on behalf of the
Maharashtra Pollution Control Board.


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



TEST REPORT

Report No:	EHSM/2025/Feb/R-516	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	10/02/2025	Sampling duration	1440 Min
Sampling Location	Entry Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	26°C
Relative Humidity	50 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	20.8	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	28.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	62.7	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	31.4	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.6	mg/m ³	≤ 04	
6	Ozone(O ₃)	17.8	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

Remark- All above results is within National Ambient Air Quality standards.
BDL – Below Detectable Limit.



Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)



TEST REPORT

Report No:	EHSM/2025/Feb/R-517	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	10/02/2025	Sampling duration	1440 Min
Sampling Location	Within Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	26°C
Relative Humidity	50 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	25.1	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	32.9	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	69.3	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	33.4	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.8	mg/m ³	≤ 04	
6	Ozone(O ₃)	18.1	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

Remark- All above results is within National Ambient Air Quality standards.

BDL – Below Detectable Limit.



Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

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Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)



TEST REPORT

Report No:	EHSM/2025/Feb/R-518	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	10/02/2025	Sampling duration	Spot Time
Sampling done by	EHS Matrix Pvt. Ltd., Pune.		

Results

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Entrance	51.8	41.2	55/45	CPCB Guideline
2.	Within Site	52.5	42.7		

Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-519	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Source Emission	Sample Description	Stack Material : MS
Date of Sampling	10/02/2025		Stack Height : 2.5
Sampling Location	DG Set 1 - 160 KVA		Stack Type : Round
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sampling duration	30 Min
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Standard)	Methods
1	Flue Gas Temperature	379	K		---
2	Differential Pressure	4.9	mm WG		
3	Velocity	6.0	M/s		
4	Dimensions of Stack	0.08	Mtr.		
5	Stack Area	0.0050	M ²		
6	Gas Volume	132.61	Nm ³ /Hr		
7	Particulate Matter	45.0	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO ₂)	8.0	mg/Nm ³	--	
9	Sulphur Dioxide (SO ₂)	0.02	Kg/day	--	

➤ **Remark** - All above results are well within MPCB Standard.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-520	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Source Emission	Sample Description	Stack Material : MS
Date of Sampling	10/02/2025		Stack Height : 1.0 Mtr
Sampling Location	DG Set - 35 KVA		Stack Type : Round
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sampling duration	30 Min
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Standard)	Methods
1	Flue Gas Temperature	361	K		---
2	Differential Pressure	4.5	mm WG		
3	Velocity	5.4	M/s		
4	Dimensions of Stack	0.08	Mtr.		
5	Stack Area	0.0050	M ²		
6	Gas Volume	89.56	Nm ³ /Hr		
7	Particulate Matter	52.0	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO ₂)	4.2	mg/Nm ³	--	
9	Sulphur Dioxide (SO ₂)	0.019	Kg/day	--	

➤ **Remark** - All above results are well within MPCB Standard.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-521	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Solid	Sample Description	OWC Manure
Date of Sampling	10/02/2025	Sampling Time	13.00 PM
Sampling Location	-	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 Kg
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	FCO limits	Unit(s)	Methods
1	pH (10 % Solution)	7.22	6.5-7.5	--	IS 2720 (Part 26)
2	Moisture	18.9	≤ 25	%	IS 2720 (Part 2)
3	Colour	Blackish Brown	Dark Brown to Black	--	FCO
4	Odour	Absence of foul smell	Absence of foul smell	--	
5	Bulk Density	0.32	≤ 1.0	gm/cm ³	IS 2720 (Part 8)-1983
6	Total Organic Carbon	18.4	≥ 14	%	(FCO) Fertilizer Control Order 1985
7	Total Nitrogen as N	3.1	≥ 0.8	%	
8	Total Phosphate as P ₂ O ₅	0.71	≥ 0.4	%	
9	Potash, as K ₂ O	0.65	≥ 0.4	%	
10	C:N Ratio	13.6	≤ 20:1	--	
11	Particle Size	93 %	Min 90% material pass through 4.0 mm IS sieve	%	

Remark - All Above Results are within Limits.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-522	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Waste Water	Sample Description	STP Outlet
Date of Sampling	10/02/2025	Sampling Time	10.40 AM
Sampling Location	200 KLD	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	01 L
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Limits	Methods
1	pH at 25°C	7.19	--	6.5-9.0	APHA 4500 H+ B, 24 th Ed. 2023
2	Total Suspended Solids (TSS)	<5.0	mg/L	20	APHA 2540 D, 24 th Ed. 2023
3	Biochemical Oxygen Demand (BOD) at 27°C for 3 days	5.9	mg/L	10	IS 3025 (Part 44):2023
4	Chemical Oxygen Demand (COD)	<20.0	mg/L	50	IS 3025 (Part 58):2023
5	Ammonium Ion (as NH ₄)	2.6	mg/L	5	APHA-4500-NH ₃ -N-F, 24th Ed.2023
6	Ammonia (as Total Ammonia N)	3.2	mg/L	10	APHA-4500-NH ₃ -N-F, 24th Ed.2023
7	Total Coliform	Absent	MPN/100ml	<100	IS 15185:2016

Remark - All Above Results are within Limits.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-523	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Waste Water	Sample Description	STP Inlet
Date of Sampling	10/02/2025	Sampling Time	10.40 AM
Sampling Location	200 KLD	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	01 L
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	pH at 25°C	5.02	--	APHA 4500 H+ B, 24 th Ed. 2023
2	Total Suspended Solids (TSS)	23.0	mg/L	APHA 2540 D, 24 th Ed. 2023
3	Biochemical Oxygen Demand (BOD) at 27°C for 3 days	48.0	mg/L	IS 3025 (Part 44):2023
4	Chemical Oxygen Demand (COD)	151.0	mg/L	IS 3025 (Part 58):2023
5	Ammonium Ion (as NH ₄)	16.0	mg/L	APHA-4500-NH ₃ -N-F, 24th Ed.2023
6	Ammonia (as Total Ammonia N)	10.1	mg/L	APHA-4500-NH ₃ -N-F, 24th Ed.2023
7	Total Coliform	85.0	MPN/100ml	IS 15185:2016



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-524	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Soil	Sample Description	S1
Date of Sampling	10/02/2025	Sampling Time	14.00 PM
Sampling Location	Within Site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 Kg
Start Date of Analysis	12/02/2025	End Date of Analysis	06/09/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	24	%	
	b) Silt	23	%	
	c) Clay	53	%	
2	pH at 25°C	7.36	--	IS 2720(Part 26) 1987
3	EC at 25°C	302	µS/cm	IS 14767 : 2000
4	Moisture Content	4.5	%	Manual Of Soil Testing
5	Organic Matter	0.6	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.58	meq/100g	Manual Of Soil Testing
7	Bulk Density	2.2	g/cm ³	Manual of Soil; Testing
8	Available Phosphorus	19.1	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	121.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	32.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	41.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	23.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	<1.0	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	<1.0	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	3.3	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	1.8	mg/Kg	Manual Of Soil Testing
19	Potassium (as K)	132.0	mg/Kg	Manual of Soil Testing



Authorized Signatory
Mr. Rahul Patil
(Director)

Subject **Fwd: Submission of six-monthly post EC condition compliance report for the period October 2024 to March 2025 to MOEF&CC - "Oxy Vimanagar"**

From Rahul Satav <rahul.satav@oxybuildcorp.in>

To <eccompliance-mh@gov.in>

Bcc <anuja@sustainera.in>

Date 2025-05-24 14:44



-
- Six monthly post EC compliance report_October 2024 to March 2025_To MoEF&CC - M_s Venkatesh Landmark.pdf(~14 MB)
-

Respected Sir,

This is with reference to Notification Vide No. S.O. 5845 (E) dated 26.11.18 & EIA Notification 2006 regarding submission of half yearly compliance report submission.

We M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others for the proposed residential and commercial project at Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Viman Nagar, Lohegaon, Tal-Haveli, Dist.-Pune 411014 hereby submits six monthly compliance report, which includes the current status of construction Work, point-wise compliance status, datasheet to various stipulation laid down in its clearance letter Vide No. SIA/MH/MIS/149621/2020 dated 30th April 2021 along with the necessary enclosure and annexure for the period October 2024 to March 2025.

This is for your kind consideration and records.

Kindly acknowledge the same.

**Thanking you,
For M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others**

--

Regards,

Shweta Chougule.

Sustainera Solutions Pvt.Ltd.

NABET ACCREDITED EIA CONSULTANT ORGANISATION

Office no. 1, 1st Floor, Karan Plaza II,
Mumbai Bengaluru Service Road,
Beside Dodke Shobhan, Atul Nagar
Warje, Pune 411058, Maharashtra, India

Mobile: +91 9834795218

Visit us at: www.sustainera.in

Subject **Fwd: Submission of six-monthly post EC condition compliance report for the period October 2024 to March 2025 to MPCB- "Oxy Vimanagar"**

From Rahul Satav <rahul.satav@oxybuildcorp.in>

To SRO Pune 1 <sropune1@mpcb.gov.in>

Bcc <anuja@sustainera.in>

Date 2025-05-24 14:43



-
- Six monthly post EC compliance report_October 2024 to March 2025_To MPCB - M_s Venkatesh Landmark.pdf(~14 MB)
-

Respected Sir,

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Regards,

Shweta Chougule.

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Office no. 1, 1st Floor, Karan Plaza II,

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Beside Dodke Shobhan, Atul Nagar

Warje, Pune 411058, Maharashtra, India

5/26/25, 10:05 AM

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Page 709

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Subject **Fwd: Submission of six-monthly post EC condition compliance report for the period October 2024 to March 2025 to CPCB Zonal office - "Oxy Vimanagar"**

From Rahul Satav <rahul.satav@oxybuildcorp.in>

To <rdpune.cpcb@nic.in>

Cc <ecrdw.cpcb@gov.in>

Bcc <anuja@sustainera.in>

Date 2025-05-24 14:41



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- Six monthly post EC compliance report_October 2024 to March 2025_To CPCB - M_s Venkatesh Landmark.pdf(~14 MB)
-

Respected Sir,

This is with reference to Notification Vide No. S.O. 5845 (E) dated 26.11.18 & EIA Notification 2006 regarding submission of half yearly compliance report submission.

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Regards,

Shweta Chougule.



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NABET ACCREDITED EIA CONSULTANT ORGANISATION
Office no. 1, 1st Floor, Karan Plaza II,
Mumbai Bengaluru Service Road,
Beside Dodke Shobhan, Atul Nagar

5/26/25, 10:03 AM

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