

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

APPEAL NO.517 OF 2025 (WZ)

Shashikant Vitthal Kamble

.... Appellant

Versus

MoEF&CC & Ors.

... Respondents

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PUNE

DATE :07/07/2026



ADVOCATE FOR RESPONDENT NO.7

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL**WESTERN ZONE BENCH, PUNE AT PUNE****APPEAL NO.517 OF 2025 (WZ)****Shashikant Vitthal Kamble**

... Appellant

Versus

MoEF&CC & Ors.

... Respondents

**REPLY ON BEHALF OF RESPONDENT
NO.7 TO THE APPEAL****MAY IT PLEASE THE HON'BLE TRIBUNAL**

1. At the outset, the Respondent No.7 in the present proceedings denies everything that is contrary to what is stated herein and/or inconsistent herewith as if the same is set out in extenso and specifically traversed. The Respondent No.7 submits that, nothing not expressly admitted herein ought to be taken as admitted by the Respondent No.7 or be deemed to have been admitted by the Respondent No.7 for want of specific traverse. The Respondent No.7 states that for the purpose of brevity, the Respondent No.7 has not denied each and every allegation, statement and contention of the Applicant which is ex-facie contrary to the contention of Respondent No.7 and its stand in the present case except to the extent that such

allegation, statement or contention necessitate, cogent, warrant or reply.

The Respondent No.7 also further reserves its right to file any additional reply if at all any affidavit filed by the Appellant or by any other Respondent.

2. It is alleged in the Appeal that Respondent No.7 has carried out construction without a valid Environmental Clearance and hence heavy environmental damage compensation is sought by the Appellant. It is submitted that the Appeal filed by the Appellant is baseless, misconceived and liable to be dismissed on the following grounds, which are without prejudice to one another and the fact that the present appeal is not maintainable under the provisions of the NGT Act, 2010.
3. The present Reply is being filed on behalf of this Respondent to the Appeal filed by the Appellant. The Respondent No.7 reserves its right to file an additional reply at a later stage if required.

PRELIMINARY OBJECTION: -

4. The Respondent No.7 submits that location of the Appellant is at R/o: Popular Colony Flat No.C1/13, Near Vitthal Nagar, Warje Malwadi, Warje, Pune; which is at 26 Kms away from the location of the said project of the Respondent No.7.

5. The Respondent No.7 submits that the Appellant has failed to substantiate his claim regarding his grievance pertaining to the construction of the Respondent No.7; as the Appellant does not reside or does any occupation near the vicinity of the Respondent No.7 and thus, the issue of locus of Appellant is to be decided by this Hon'ble Tribunal.
6. The Hon'ble Supreme Court in the Judgement of '*State of U.P. Vs Uday Welfare Trust*' has clearly held that, this Hon'ble Tribunal must consider the bona fide of the litigant approaching the Hon'ble Tribunal as the question of construction and residents residing in the said project is depending on the order of this Hon'ble Tribunal. The Respondent No.7 further submits that the Applicant is a chronic litigant who had filed many similar cases before this Hon'ble Tribunal. The Applicant has not shown any specific environmental injury or violation of legal rights to himself or the local community. The Respondent No.7 further submits that the Applicant lacks the bona fide.

FACT OF THE CASE:-

7. The Respondent No.7 is a Limited Liability Partnership incorporated under the provisions of the LLP Act, 2008 having its registered address at 501,

- 4th floor Bonita Apartment, CTS no.1187/16, Ghole Road, Shivajinagar Pune 411005. The Respondent No.7 is engaged in activities of Real Estate.
8. The Respondent No.7 is constructing the present project named 'ANSHUL KANVAS' at the Gat No. 663/1(P) Plot 1, Village Wagholi, Taluka- Haveli, District- Pune 412207. Initially, Respondent No. 9 had received Environmental Clearance for the said project dated 5th December 2015 for area of 63,925.98 Sq.mtrs. built up area. The Respondent No.7 received an Environmental Clearance expansion on dated 8th July 2025 for proposed expansion of 36,277.25 Sq.mtrs. built up area; after the said EC expansion the total built up area of the said Project comes to 1,00,203.23 Sq.mtrs.
 9. The Respondent No.7 submits that the present Respondent has handed over the 'Building A' and 'Building E' on 21st March 2020 and formed the co-operative Housing Society. Copy of the handover letter dated 21st March 2020 is annexed hereto and marked as **ANNEXURE-R-1.**
 10. The Respondent No.7 received Environmental Clearance expansion on 8th July 2025 by the Respondent No.5. In the said EC expansion configuration for Building 'A' and Building 'E' was kept as it is and configuration for Building 'B' was changed from 11 Floors to 12 Floors and height of the said building was raised to 38.40 meters. Configuration for Building 'C',

Building “D” and Building ‘F’ was changed from 11 Floors to 18 Floors and height of the said building was raised to 60 meters. Building ‘G’, Building ‘H’ and Building ‘I’ were removed due to plot subdivision. Copy of the Environmental Clearance expansion dated 8th July 2025 is annexed hereto and marked as **ANNEXURE-R-2**

11.The Respondent No.7 submits that even though the Respondent No.7 has received EC expansion for additional 36,277.25 Sq.mtrs. built up area, at present the Respondent No.7 has completed the construction of 25,427.48 sq. mtrs. built up area. The Respondent No.7 has not constructed any structure more than the sanctioned area, rather has not even constructed to the full potential of the sanctioned area. Copy of the report of Ministry of Environment, Forest & Climate Change, Regional Office, Nagpur dated 9th October 2023 is annexed hereto and marked as **ANNEXURE-R-3**

PARAWISE REPLY: -

12.The Respondent No.7 submits that the averments made in Para 1 to Para 3 are matter of record and does not warrant reply of Respondent No.7.

13.The Respondent No.7 submits that the averment made in Para 4 is denied by the Respondent No.7 for want of knowledge.

- 14.The Appellant has quoted the case of Hon'ble Supreme Court of India in Para 5, the Respondent No.7 does not wish to comment upon the said averment.
- 15.The Respondent No.7 submits that the averment made in Para 6 to 7 are denied by the Respondent No.7 for want of knowledge.
- 16.The Respondent No.7 submits that the averments made in Para 8.a is matter of record and does not warrant reply of Respondent No.7.
- 17.The Respondent No.7 submits that averment made in 8.b is denied by the Respondent No.7. The Respondent No.7 further submits that the Respondent No.7 is conducting its activities as per the issued Environmental Clearance received in the year of 2017 and 2025 (EC Expansion) respectively.
- 18.The Respondent No.7 submits that averment made in 9 is denied by the Respondent No.7. The Respondent No.7 further submits that the PP-Respondent No.7 received EC Expansion on 8th July 2025, in the said EC the configuration was changed and the Respondent No.7 is constructing the said project as per the amended EC Expansion.
19. The Respondent No.7 submits that averment made in 10 is partly denied by the Respondent No.7. The Respondent No.7 further submits that in the

- year 2025 the Respondent No.7 received the EC Expansion and as per the said EC expansion dated 8th July 2025 Building 'B' is constructed to the 12 floors; no violation is committed by the PP-Respondent No.7.
- 20.The Respondent No.7 submits that the averments made in Para 11 to Para 13 are matter of record and does not warrant reply of Respondent No.7.
- 21.The Respondent No.7 submits that the averment made in Para 14 to Para 15 are denied by the Respondent No.7 for want of knowledge.
- 22.The Respondent No.7submits that averment made in 16 is denied by the Respondent No.7. The Respondent No.7 further submits that the Appellant has made false statement that the Respondent No.5 issued a stop work order notice against the Respondent No.7. The Respondent No.7 submits that the nowhere in the 'Annexure G' it is mentioned that the proposed direction or stop work order was issued to the Respondent No.7.
- 23.The Respondent No.7 submits that the averment made in Para 17 is denied by the Respondent No.7 for want of knowledge.
- 24.The Respondent No.7 submits that averment made in para 18 is denied by the Respondent No.7. The Respondent No.7 further submits that the Appellant has made false statement on oath that the Respondent No.5 issued a stop work order notice to the Respondent No.7. The Respondent

No.7 submits that the nowhere in the 'Annexure I' it is mentioned that the proposed direction or stop work order is issue against the Respondent No.7. The Respondent No.7 submits that the Sewage Treatment Plant is in working condition and the 'Anshul Canvas A Wing Co Op Housing Society' and 'Anshul Canvas E Wing Co Op Housing Society' have paid operational charges from time to time for the STP. Copies of the bills of operational charges are annexed hereto and marked as **ANNEXURE-R-4 (Colly)**

- 25.The Respondent No.7 submits that the averments made in Para 19 to Para 21 are matter of record and does not warrant reply of Respondent No.7.
- 26.The Respondent No.7 submits that averment made in 22 is denied by the Respondent No.7. The Respondent No.7 further submits that the present Respondent has carried out its activities according to terms and conditions of the Environmental Clearance received.
- 27.The Respondent No.7 submits that the averment made in Para 23 to Para 24 are denied by the Respondent No.7 for want of knowledge.
28. The Respondent No.7 submits that the averment made in Para 25 is denied by the Respondent No.7. The Respondent No.7 further submits that –

- A. The Respondent No.7 have received NOCs of drinking water and drainage line from the Wagholi Grampanchayat on 24th May 2013 respectively. Copy of the NOC and their English translation are annexed hereto and marked as **ANNEXURE-R-5 (Colly)**
- B. The Respondent No.7 has filed a six-monthly compliance report for months of June 2025 till November 2025 to the Additional Director of the Respondent No.1, Nagpur. In the said report the Respondent No.7 has assured that to plant 532 trees on ground & 60 on podium and develop Green area of 12902.02m² within the project site. Copy of the six-monthly compliance report for months of June 2025 till November 2025 is annexed hereto and marked as **ANNEXURE-R-6**
- C. The Respondent No.7 while replying to the Show Cause Notice dated 31st July 2025 has expressly mentioned that the present Respondent has provided The Respondent No.7 has provided 9 no. of discharge points for rainwater harvesting, copy of the photographs are attached in the said reply letter. Copy of the Show Cause Notice dated 31st July 2025 and the reply letter dated 9th September 2025 is annexed hereto and marked as **ANNEXURE-R-7 (Colly)**

- D. The Respondent No.7 in the six-monthly compliance report for months of June 2025 till November 2025 has expressly mentioned that the present Respondent has allocated Rs.39.24 Lakhs for Solid Waste Management. The Respondent No.7 has installed the mechanical composter which is in operation; and the Respondent No.7 has informed the occupants need of good sanitation &collecting their individual waste and separate it as dry & wet or Bio degradable or non-biodegradable in respective color-coded barrels as provided. The Respondent No.7 while replying to the Show Cause Notice dated 31st July 2025 has expressly mentioned that the present Respondent has provided STP of 245 KLD. The treated effluent is used for gardening and flushing.
- 29.The Respondent No.7 submits that the averment made in Para 26 to Para 28 are denied by the Respondent No.7 for want of knowledge.
- 30.The Respondent No.7 submits that the averment made in Para 29 is partly denied by the Respondent No.7. The Respondent No.7 further submits that the even though the Appellant is within the territorial jurisdiction of this Hon'ble Tribunal, the Appellant lacks the locus which is also a crucial factor while adjudicating the matter.

31.Furthermore, this Hon'ble Tribunal must examine how the Appellant is aggrieved by the operations of the Respondent No.7 as he neither resides in the said project nor nearby vicinity.

32.It is most respectfully submitted that in view of the submissions made hereinabove, the Appellant is not entitled for any relief from this Hon'ble Tribunal. It is prayed that this Hon'ble Tribunal may kindly be pleased to dismiss this present appeal with heavy costs as the same is an abuse of the process of law. The present Appeal is not maintainable in eyes of law. It is therefore, submitted that, nothing survives in the present Appeal and the present Appellant needs to be dismissed. The Respondent No.7 reserves its right to file a detailed reply if necessitated.

SUPPRESSION OF FACTS BY THE RESPONDENT NO.5

33.The Respondent No.7 submits that the present Appeal was admitted by this Hon'ble Tribunal vide its order dated 22nd January 2026 only on the basis of the affidavit dated 20th January 2026 filed by the Respondent No.5.

34.The Respondent No.7 submits that the Respondent No.5 conducted a site visit on 15th July 2024, and in the said visit report Respondent No.5 stated that Construction of B is completed till 12th Floor. **(Refer Page 161 to 163 of Court File)**

- 35.The Respondent No.7 submits that the Respondent No.5 conducted a site visit on 16th December 2024, in the said site visit report the Respondent No.5 has expressly stated that the “*Construction of Building B is in progress and completed till 11th Floors.*” The site report is uploaded on the web portal of the Respondent No.5 and the same is visible on the dashboard as well. Copy of the visit report alongwith the screenshot of the dashboard is annexed hereto and marked as **ANNEXURE-R-8** .
- 36.The Respondent No.7 submits that the Respondent No.5 conducted a site visit on 14th February 2025, in the said visit report Respondent No.5 stated that Construction of B is completed till 12th Floor. Copy of the site visit report dated 14th February 2025 is annexed hereto and marked as **ANNEXURE-R-9.**
- 37.The Respondent No.5 on 15th July 2024 stated in its report that the Respondent No.7 had constructed 12 Floors in Building B then again after almost 5 months the Respondent No.5 in its report dated 16th December 2024 stated that the construction for Building B is in progress and it is completed till 11th Floor. Then on 14th February 2025 (after 2 months from last report) the Respondent No.5 stated that the PP- Respondent No.7has completed till 12th Floor.

DATE OF REPORT	OBSERVATION
15/07/2024	Construction of B is completed till 12 th Floor
16/12/2024	Construction of B is in progress and completed till 11 th Floor
14/02/2025	Construction of B is completed till 12 th Floor

38.The Respondent No.7 submits that it can be clearly depicted from the above three reports that the Respondent No.5 has suppressed material facts from this Hon'ble Tribunal. There is inconsistency in the conduct of the Respondent No.5 itself. The Respondent No.5 has failed to disclose the record before this Hon'ble Tribunal. The officer responsible should be charged for perjury. The Respondent No.7 prays that the officer of the Respondent No.5 shall be proceeded in accordance with the provisions of Environment Protection Act and Jan Vishwas Act.

39.The Respondent No.7 submits that the record of the Respondent No.7 which is available on the portal of the Respondent No.5 be protected with as the Respondent No.7 verily believes that the visit note dated 16th December 2024 which is produced before this Hon'ble Tribunal is likely to be tampered with by the Respondent No.5 or totally removed from the

dashboard as well. The servers of the website of Respondent No.5 is fully in control of the Respondent No.5 and therefore it fears that the record will be tampered with.

PUNE

DATE: 07/07/2026

A handwritten signature in blue ink, appearing to read 'Dokhale', followed by three dots '...'.

ADVOCATE FOR RESPONDENT NO.7



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

APPEAL NO.517 OF 2025 (WZ)

Shashikant Vitthal Kamble



.... Appellant

Versus

MoEF&CC & Ors.

... Respondents

AFFIDAVIT IN SUPPORT

I, Mr Deepak Vilasrao Jagtap, authorized signatory and partner of M/s Anshul Bhosale Realty LLP, Age- 55, Occupation.: business, having address at 501,4th floor Bonita Apartment, CTS.1187/16, Ghole Road, Shivajinagar, Pune 411005 do hereby state on solemn affirmation as under: -

I am the authorised signatory of the Respondent No.7 above named and responsible for day to day administration of my business. As such, I have gone through the memo of Reply and annexures thereto being filed today. I find that the contents therein are true and correct to the best of my knowledge and belief and which may be treated as part and parcel of the present affidavit.



WHATEVER STATED ABOVE is true and correct to the best of my knowledge and belief. In witness where of I have signed hereunder at Pune on this 07th day of July 2026.

BEFORE ME

JAYKUMAR C. GEDAM
 ADVOCATE & NOTARY
 GOVT. OF INDIA





Deponent

Mr Deepak Vilasrao Jagtap,
 authorized signatory and partner of
 M/s Anshul Bhosale Realty LLP

NOTED AND REGISTERED
 AT OR NO. C. 1470
 DATE 07/07/2026



ANNEXURE-R-1

Date: 21/03/2020

To,
 Anshul Kanvas
 4th Floor, Karan Taj Bonita,
 CTS No. 1187/16, Plot no 549/15,
 Vasantrao Dochmukh Patti,
 Ghole Road, Shivajinagar,
 Pune - 411005

Sub: Your request to handover of society operations by society members of 'A' & 'E' Building.

Respected Sir,

With reference to your request to take handover society operations by society members of 'A' & 'E' Building, we have conducted members of 'A' & 'E' Building Special General Body Meeting on 8th March 2020, wherein members unanimously agree to take handover of society operations with below conditions:

- 1) As per Section 3 2(i) of the MOFA Act 1963, wherein general liabilities of promoters your responsibility to obtain the completion certificate from PMRD and/or PMC for the Wing A & E. Hence primary condition to take handover is to issue completion certificate from PMRD and/or PMC for the Wing A & E
- 2) You have incorporated Co-op Housing societies for A & E Wing and society registration certificate no. PNA/PNA(5)/HSG(TC)/17864/2017-18 dated 08 June 2017 of 'A' wing building & society registration certificate no. PNA/PNA(5)/HSG(TC)/18707/2018-19, dated 18 September 2018 of 'E' wing building.

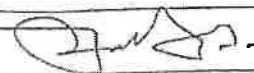
As per Co-operative Housing Societies Model Bye Laws No. 84 which state that first general body meeting of the Promoters, who have signed the application for registration of the society, shall be held within the period of 3 months of the date of the registration of the society. It shall be the responsibility of the chief promotor of the society to convene First General Body Meeting within the stipulated period. Now you are handing over the society after almost more than 2 years hence you need to take prior permission of Dy. Registrar Office- Pune 05 and appointed Dy. Registrar Officer who will be observer of the handing over meeting of the 'A' & 'E' Building.

- 3) As per Section 11 of the MOFA Act 1963, Builder/Promoter needs to transfer his title and convey the property in the name of society. Hence, you need to make society federation of 'A' Wing & 'E' Wing society or merge both society in one society and execute conveyance deed in the name of society federation and/or merged society within 4 months from the date of completion certificate and/or occupancy certificate.
- 4) You need to submit prior period audited accounts with audit report of signed by chartered accountant along with all bills & voucher of expenses related to report 'A' Wing & 'E' Wing societies till handover date.
- 5) MOU to be sign between you and members of 'A' Wing & 'E' Wing Society for pending works to be complete related entire project as per executed agreement between you and member.
- 6) You also need to furnish below documents at the time of handing over meeting:
 - a) Property documents executed between the landowners and Builder/Promoter
 - b) N.A. Order /Approved Construction Plan.
 - c) Commencement /Completion Certificate
 - d) Occupancy Certificate.
 - e) Car Parking Allocation Plan/ Allotment Letter
 - f) Society 'A' Wing & 'E' Wing incorporation all documents
 - g) Licences of all elevators/lift
 - h) NOC from Fire Department if any
 - i) Property Insurance if any
 - j) AMC Contracts with Vendors if any
 - k) PDCC Bank Account details
 - l) Confirmation of payment of NA / Land Taxes till handover
 - m) Flat Transfer NOC payment taken from any member to be transfer to society account till handover.

Sir, request to confirm that you are agree to complete the above compliances and appointment of Officer by Dy. Registrar-Office No. 05 as observer for handing over meeting. Request to issue notice of First General Body Meeting as per Bye laws No. 84 by chief promoter, which we will circulate all members and conduct meeting as per agenda.

Yours Truly,

Anshul kanvas Society Members (wing A&E)

Sr. No.	Name of the Member	Bldg./Wing No.	Flat No.	Signature
	Bhoshan N. Borhade	A-801	801	

Sr. No.	Name of the Member	Bldg./Wing No.	Flat No.	Signature
1)	Shrikant Dange	E	1003	<u>Sange</u>
2)	Yogesh Nikam	E	1107	<u>Y. Nikam</u>
3)	Krishna Trivedi	E	1108	<u>(K)</u>
4)	Ajinkya Burhane	E	1102	<u>Ajinkya</u>
5)	Yogesh Rato	A	104	<u>Y. Rato</u>
6)	AMOD KUMAR	E	809	<u>A. K.</u>
7)	PRATIK KULKARNI	E	506	<u>Pratik</u>
8)	Alek Nisawar	E	406	<u>A. Nisawar</u>
9)	Ketan Gore	E	402	<u>(K)</u>
10)	Ganesh more	A	205	<u>G. more</u>
11)	Sunil Chavan	A	208	<u>chavansunil</u>
12)	Rakesh Sonawane	A	1004	<u>R. Sonawane</u>
13)	Subhash Wankhade	A	608	<u>S. Wankhade</u>





File No: SIA/MH/INFRA2/481178/2024
 Government of India
 Ministry of Environment, Forest and Climate Change
 (Issued by the State Environment Impact Assessment
 Authority(SEIAA), MAHARASHTRA)



ANNEXURE-R-2

Dated 08/07/2025



To,

Deepak Vilasrao Jagtap
 ANSHUL BHOSALE REALTY LLP
 501, 4th floor, Bonita Apartment, CTS No - 1187/16, Ghole Road, Shivaji Nagar, Shivaji Nagar, PUNE,
 MAHARASHTRA, 411005
 legal@anshulgroup.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed expansion in Residential development "Anshul Kanvas" on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale realty LLP through Mr. Deepak V. Jagtap submitted to Ministry vide proposal number SIA/MH/INFRA2/481178/2024 dated 17/06/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5363154N
(ii) File No.	SIA/MH/INFRA2/481178/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed expansion in Residential development "Anshul Kanvas" on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale realty LLP through Mr. Deepak V. Jagtap
(vii) Name of Project	ANSHUL BHOSALE REALTY LLP
(viii) Name of Company/Organization	PUNE, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	no
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 05/05/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 05/05/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Deepak Vilasrao Jagtap under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. 8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Residential building	Residential building	63925.98	36277.25	100203.23000000001	Sq.m	Construction project

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/481178/2024
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Anshul Bhosale Realty LLP,
 G. No. 663/1(P) – plot 1,
 Wagholi, Taluka – Haveli, Dist. – Pune.

Subject : Environmental Clearance for Proposed expansion in Residential Development “Anshul Kanvas” on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.

Reference : Application no. SIA/MH/INFRA2/481178/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 196th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 5th May, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/481178/2024	
2	Name of Project	Proposed expansion in Residential Development “Anshul Kanvas” on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Deepak Vilasrao Jagtap
		Regd. Office address	501, 4 th floor, Bonita Apartment , CTS 1187/16, Ghole Road , Shivajinagar, Pune - 411005.
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Expansion in EC	
8	Details of previous EC	BHA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05/12/2017 for plot area – 50,800.00 m ² & BUA 63,925.98 m ²	
9	Location of the project	G. No. 663 – Plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune	
10	Latitude and Longitude	Latitude - 18°35'1.18"N, Longitude - 73°59'41.32"E	
11	Total Plot Area (m ²)	21,980.00	
12	Deductions (m ²)	933.36	
13	Net Plot area (m ²)	21,046.64	
14	Proposed FSI area (m ²)	66,134.86	
15	Proposed non-FSI area (m ²)	34,068.37	
16	Proposed TBUA (m ²)	1,00,203.23	
17	TBUA (m ²) approved by	1,00,203.23 approved by PMRDA	
18	Planning Authority till date	In PMC jurisdiction, special planning authority is Pune Metropolitan Region Development Authority (PMRDA)	
19	Ground coverage (m ²) & %	5367.62 & 25.50 %	

20	Total Project Cost (Rs.)	Rs. 181.17 Cr.					
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F. No. 22-65/2017 - IA.III dated 20.10.2020.					
22	Details of Building Configuration:					Reason for Modification /Change	
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A	P + 12	39.00	Building A	P + 12	39.00	No change
	Building B	P + 11	35.45	Building B	P + 12	38.40	1 floor increased
	Building E	P + 12	39.00	Building E	P + 12	39.00	No change
	Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Building Configuration Revised
	Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	
	Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	
	Building G	P + 11	35.45				Building removed due to plot subdivision
	Building H	P + 11	35.45				
	Building I	P + 11	35.45				
	Bungalow (5 nos)	G + 1	6.60				
	Club House	G + 1	6.00	Club House - 1	G + 1	5.70	No change
				Club House – 2 (on Podium)	G + 2	9.00	Newly proposed
23	Total number of tenements	Residential units - 768 Nos, Population – 4,062 Nos					
24	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	366		Fresh Water	366	
		Recycled (Flushing)	183		Recycled (Flushing)	183	
		Recycled (Gardening)	16		Recycled (Gardening)	00	
		Swimming Pool	01		Swimming Pool	00	
		Total	566		Total	549	
		Excess treated water	246		Excess treated water	262	
25	Water Storage Capacity for Firefighting/UGT	UGT 1 – Fire Tank: 150 CMD UGT 2 – Fire Tank: 300 CMD					
26	Source of water	Local Body					
27	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre - Monsoon - 15 to 20 m BGL Post Monsoon - 10 to 15 m BGL				
		Size and no of RWH tank(s) and Quantity:	NA				
		Quantity and size of recharge pits:	9 Nos of recharge Pits (6 for Rooftop and 3 for Surface) with borehole of size 2 m X 2 m X 2 m				
		Details of UGT tanks if any:	NA				
28	Sewage and Wastewater	Sewage generation in CMD:	493				
		STP technology:	MBBR				
		Capacity of STP (CMD):	STP 1 – 245 KLD (Existing) , STP 2 – 335 KLD (Proposed) Total STP capacity – 580 KLD				
29	Solid Waste Management during Construction Phase	Type	Qty. (kg/day)	Treatment/disposal			
		Dry waste:	18	Handed over to authorised vendor			
		Wet waste:	20	Handed over to authorised vendor			
		Construction waste	Excavated material from proposed	Excavated material will be used for filling and Road work within site.			

			buildings.	Excess debris will be sent to authorised vendor		
30	Solid Waste Management during Operation Phase	Type	Qty. (kg/day)	Treatment / disposal		
		Dry waste:	812	Will be handed over to authorized agency		
		Wet waste:	1219	Treated in OWC machine within site OWC 1 – 500 Kg/day (Existing) OWC 2 – 800 Kg/day (Proposed)		
		Hazardous waste:	Negligible	NA		
		Biomedical waste:	NA	NA		
		E-Waste:	11	Will be handed over to authorized agency		
		STP Sludge (dry):	36	Used as manure and rest handed over to nursery		
31	Green Belt Development	Total RG area (m ²):		Required – 2,104.69		
		Existing trees on plot:		60		
		Number of trees to be planted:		204		
		Number of trees to be cut:		01		
		Number of trees to be transplanted:		02		
32	Power requirement:	Source of power supply:		MSEDCL		
		During Construction Phase (Demand Load):		60 KW		
		During Operation phase (Connected load):		4,915.55 KW		
		During Operation phase (Demand load):		2,114.66 KW		
		Transformer:		630 KVA X 4 Nos.		
		DG set:	125 KVA X 1 Nos., 250 KVA X 1 Nos.			
		Fuel used:	HSD			
33	Details of Energy saving		24.29%			
34	Environmental Mgt. plan budget during Construction phase	Type	Details		Cost (Lakh)	
		Capital	Air, water, land, biological environment & socioeconomic environment		19.79	
		O & M	Air, water and Noise Monitoring		2.49	
35	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh)	O & M (Lakh/Yr.)	
		Sewage treatment	MBBR	150.50	3.14	
		RWH	RWH Pits	6.75	1.35	
		Solid Waste	OWC	16.00	0.36	
		Swimming Pool	-	-	-	
		Green Belt Development	Landscape development	4.50	1.20	
		Energy saving	Renewable energy	39.33	0.79	
		Environmental Monitoring	EMP costing	MoEF & CC approved lab.	14.21	
		Disaster Management	DMP Budgetary Allocation	580.03	3.851	
36	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)	
		4-Wheeler	373	373	12.5 Sq.m	
		2-Wheeler	1711	1711	2.0 Sq. m	
37	Details of Court cases / litigations w.r.t. the project and project location if any.					No

The comparative statement for the project is as below:

Particulars	As per previous EC	Proposed Expansion	Remark
Name of the Project	Anshul Kanvas	Anshul Kanvas	No change
Name of Project Proponent	Mr. Deepak Jagtap	Mr. Deepak Jagtap	No change
Location of Project	S. No. 663 at Wagholi, Taluka – Haveli, Dist. - Pune	S. No. 663/1(P)- Plot 1 at Wagholi, Taluka – Haveli, Dist. – Pune	Change in S. Nos. due to subdivision
Project Cost	159 Cr.	181.17 Cr.	Cost of Expansion 22.17 Cr.
Plot Area	50,800.00 m ²	21,980.00 m ²	Plot is reduced due to subdivision
FSI	49,791.82 m ²	66,134.86 m ²	FSI increased by 16,343.04 m ² due UDCPR
NON FSI	14,134.82 m ²	34,068.37 m ²	Non FSI Area increased by 19,933.55 m ²
Total Built up area	63,925.98 m ²	1,00,203.23 m ²	BUA increased by 36,277.25 m ²
Max. Height of the Building	39.00 m	60.00 m	Increased due to expansion.

As per previous EC			Proposed Expansion			Remark
Name of Building	Building Configuration	Height (m)	Name of Building	Building Configuration	Height (m)	
Building A	P + 12	39.00	Building A	P + 12	39.00	No change - Completed
Building E	P + 12	39.00	Building E	P + 12	39.00	No change - Completed
Building B	P + 11	35.45	Building B	P + 12	38.40	Construction is in progress additional 1 floor proposed
Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Construction not started Change in configuration
Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	
Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	
Building G	P + 11	35.45				Building removed due to Plot subdivision
Building H	P + 11	35.45				
Building I	P + 11	35.45				
Bungalow (5 nos)	G + 1	6.60				
Club House	G + 1	6.00	Club House - 1	G + 1	6.00	No change - Completed
			Club House	G + 2	9.00	Newly proposed

	- 2 (On podium)			
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Particulars	As per previous EC	Proposed Expansion	Remark
Tenements	806 nos	768 nos	Decrease by 38 nos.
Population	4,214 nos	4,062 nos	As per NBC
Total Water Requirement	573 KLD	565 KLD	Decreases by 8 KLD as per reduced population
Fresh water for drinking	363 KLD	366 KLD	Fresh water calculated as per NBC
Flushing	182 KLD	183 KLD	Flushing water calculated as per NBC
Gardening	24 KLD	16 KLD	Reduced due to plot subdivision
Excess treated water	391 KLD	246 KLD	Changes as per water balance
Quantity of Sewage	517 KLD	493KLD	Reduces as per water balance
STP capacity	STP 1 – 245 KLD STP 2 – 305 KLD	STP 1 – 245 KLD STP 2 – 325 KLD	STP 1 is Existing STP 2 is revised as per requirement
RWH pits	24 Nos of recharge pits with borehole Size – 2 m X 2 m X 2 m	9 Nos of recharge Pits with borehole Size - 2 m X 2 m X 2 m	Pits are provided as per requirement.
Solid Waste Generation	Dry Waste: 1,090 kg/day	Dry Waste: 812 kg/day	OWC 1 – 500 Kg/day – Existing OWC 2 – 800 Kg/day - Proposed
	Wet waste: 1,595.3 kg/day	Wet waste: 1,219 kg/day	
Open Space	4,930.00 m ²	2,104.69 m ²	Provided as per UDCPR and reduced plot area
Energy details	Demand load: 4,880 kW	Demand load: 2,114.66 KW	Changes as per requirement
	Transformer: 4 X 630 kVA	Transformer: 4 X 630 kVA	
	DG sets: 2 X 250 kVA	DG sets: 1 X 125 kVA + 1 X 320 kVA	
Parking Details	4 W – 409 Nos 2 W – 1,213 Nos	4 W – 373 Nos 2 W – 1,711 Nos	As per UDCPR

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide BHA/Mau. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05.12.2017 (from PMRDA) for total BUA 63,925.98 m². Proposal has been considered by SEIAA in its 292nd (Day-1) meeting held on 5th May, 2025 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 NOC letter from existing Bungalow owners / inhabitants in the project site.
2. PP to explore provision of permeable pavement in open parking areas.
3. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.
4. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
5. PP to prepare and implement plan to make proposed project a plastic free zone.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
7. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 2104.66 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC is restricted height of building C, D and F up to 57m as per CFO NOC dated 3.05.2024.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.

6. SEIAA after deliberation decided to grant EC for FSI- 66,134.86 m², Non FSI- 34,068.37 m², Total BUA- 1,00,203.23 m². (Plan approval No-1499 dated 28.05.2024).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. 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.

- XVII. 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.
- XVIII. 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.
- XIX. 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/FMP 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 parivesh.nic.in
 - XII. 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.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to

assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

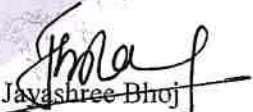
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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


Jayashree Bhoj
(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 /PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



Signed by
Jayashree Shrikant Bhoj
Date: 09-07-2025 16:18:01
Reason: Verified and
signed

ANNEXURE-R-3

भारतसरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
क्षेत्रीय कार्यालय
REGIONAL OFFICE
Ground Floor, East Wing, New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-mef@gov.in



F. No. EC-2209/RON/2023-NGP/ 12306

Dated: 9th October, 2023

To,

The Principal Secretary & Member Secretary, SEIAA,
Environment Department, Government of Maharashtra
Room No., 217, 2nd Floor, Mantralaya,
Annex, Mumbai - 400 032 (Maharashtra)
(Email: psec.env@maharashtra.gov.in)

(Kind Attn: Mr. Pravin Darade, Member Secretary-SEIAA)

Sub: A report on the status of compliance of conditions stipulated in the environmental clearance granted by PMRDA EC vide letter No. BHA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05.12.2017 for Construction Project "Anshul Kanvas" by M/s. Anshul Bhosale Realty LLP located at Gat. No. 663/1 New (Gat no-.663 old) at Wagholi, Tal - Haveli, District Pune (Maharashtra)-CCR reg.

Ref: Project Proponent's letter no. nil dated 14.08.2023

Sir,

I am directed to refer to the above subject and letter under reference wherein the project proponent obtained Environmental Clearance from PMRDA, Pune (As per MoEF Notification No. 5.0.3999 (E) dated 9th December 2016) for total plot area 50800 Sq. M. and total built up area 63925.98 Sq. M. (FSI 49791.82 Sq. M + Non FSI 14134.82 Sq. M.)

2. Present status of Construction: Currently Construction activity is in progress & PP has submitted Architect Certificate stating that completed total BUA 25427.48 Sq. M.

3. Now, Project proponent proposed to go for Horizontal Expansion due to applicability of UDCPR with total built up area from 63925.98 Sq. M. to 99968.53 Sq. M. (FSI 65756.16 Sq. M. + Non FSI 34212.37 Sq. M.). Therefore, PP requested the Regional Office, Nagpur to conduct a site visit to monitor the status of compliance of conditions stipulated in the environment clearance granted for Construction Project "Anshul Kanvas" by M/s. Anshul Bhosale Realty LLP located at Gat. No. 663/1 New (Gat no-.663 old) at Wagholi, Tal- Haveli, District Pune (Maharashtra)

4. In view of the same, it is to inform that a visit for the monitoring of compliance of conditions stipulated in the environment clearance has been conducted by Scientist-E of the Regional Office, Nagpur on 17.09.2023 As per the documents submitted by the project proponent during the monitoring, and also as informed during the site visit, the details are reported to be as under:

CCR for Construction Project "Anshul Kanvas" by M/s. Anshul Bhosale realty LLP located at Gat. No. 663/1 New (Gat no- 663 old) at Wagholi, Tal - Haveli, District Pune (Maharashtra)

- i. PMRDA granted EC vide letter No. BHA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05/12/2017 for Construction Project "Anshul Kanvas" by M/s. Anshul Bhosale realty LLP located at Gat. No. 663/1 New (Gat no-663 old) at Wagholi, Tal – Haveli, District Pune (Maharashtra) **(Annexure-I)**
- ii. CTE from MPCB has been obtained vide letter No. Format1.0/BO/ROHQ/PN-21902-14/CE/CC-11337 dated 02.12.2014 **(Annexure-II)**
- iii. Architect Certificate has been submitted stating that excavation initiated is as per the EC received. **(Annexure-III)**
- iv. Air, Water & Noise quality monitoring has been carried out by MOEF&CC accredited laboratory i.e. (M/s. Green Enviro Pvt. Ltd.) **(Annexure-IV)**
- v. Undertaking has been submitted stating that there is no court case pending in any court of law w.r.t. EC & no stop work is directed by any authority **(Annexure-V)**
- vi. Copy of Detailed Environment Management Plan has been submitted. **(Annexure-VI)**
- vii. Project/site Photographs are attached as **(Annexure-VII)**
- viii. Presently, tanker Water is being used for Construction Activity. PP has obtained provisional water NOC from Grampanchayat **(Annexure-VIII)**. PP confirmed that final Water NOC will be obtained once project is completed.
- ix. PP has obtained provisional Drainage NOC from Grampanchayat **(Annexure-IX)**.
- x. PP proposed to treat Wet Waste generated in the project in Organic Waste Composting (OWC) machine.
- xi. PP has made bilateral agreement with Sant Gadge Baba Swayamrojgar Seva Sahkari Sanstha Maryadit, pertaining to the safe disposal of Dry Waste & E-Waste. Copy of NOC is enclosed as **(Annexure-X)**
- xii. PP assured to spend amount of CER/CSR as per Company Law. PP has left mandatory Recreational Ground (RG) area as per Development Control Regulations (DCR) and assured for plantation. Detailed plan for proposed tree plantation has been submitted. **(Annexure - XI)**
- xiii. PP has made advertisement regarding grant of EC. Copy of Newspaper cuttings are enclosed **(Annexure - XII)**
- xiv. The Environmental Statement for each financial year ending 31st March in (Form-V) has been submitted to MPCB as prescribed under the Environment (Protection) Rules 1986, amended subsequently **(Annexure - XIII)**
- xv. Presently there is no High Tension (HT) line passing through project.

5. PP should ensure implementation of green belt development plan and CSR/CER/EMP works with 30% funds must be earmarked for water/soil conservation and seedling planting/distribution.

6. A detailed inspection report on the compliance of conditions stipulated in the environmental clearance is enclosed herewith.

This issue with the approval of competent authority.

Encl: as above

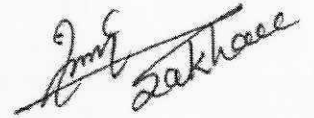
Yours Faithfully,



(Dr. P.R. Sakhare)
Scientist 'E'

Copy to:

- (i) Director ROHQ, MOEF&CC, IPB, 1st Floor Agni Wing, IPB, Jorbagh Road, New Delhi-110003.
(Email: rohq-mefcc@gov.in)
- (ii) The Director, Compliance and Monitoring Division, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003 (Email: moefcc-monitoring@gov.in)
- (iii) Mr. Abhijit Betkar (Project Manager), M/s. Anshul Bhosale Realty LLP, 501, Karan Tej - Bonita, CTS No. 1187/16, Shivaji Nagar, Pune-411005 (Maharashtra) (Email: liasoning@anshulgroup.com; sanman.kulkarni.sslenviro@gmail.com)
- (iv) Guard File.



(Dr. P.R. Sakhare)
Scientist 'E'

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change

Regional Office, Nagpur

Monitoring Report

PART-I

DATA SHEET

Sr. No.	Particulars	Details
1.	Project type: River Valley/ Mining/ Industry/ Thermal/ Nuclear/ Others (specify)	Building & Construction Project (8(a)) Category B2
2.	Name of the Project	Proposed Construction Project "Anshul Kanvas" by "M/s. Anshul Bhosale realty LLP"
3.	Clearance letter (s)/ OM No. and date	PMRDA EC vide letter No. BHA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05/12/2017
4.	Location	
	a) District (s)	"Gat. No. 663/1 New (Gat no-.663 old) at Wagholi, Tal – Haveli, Dist. - Pune"
	b) State (s)	Maharashtra
	c) Location latitude / longitude	--
5.	Address for Correspondence	
	a) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	Mr. Abhijit Betkar (Project Manager), M/s. Anshul Bhosale Realty LLP, 501, Karan Tej - Bonita, CTS No. 1187/16, Shivaji Nagar, Pune - 411005 (Maharashtra)
	b) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	Email: liasoning@anshulgroup.com Mob. No. 9881175700
6.	Salient features of the Project	Total Plot Area: 50800 Sq. M. Total Built up Area: 63925.98 Sq. M Bldg. Structure: Architect Certificate is attached. Water Requirement: Construction Phase: Tanker water Operation Phase: Dry Season (CMD): - 363 Source: - Grampanchayat Solid Waste Management (Construction Phase) Dry Waste: - 03 Kg/day Wet Waste: - 02 Kg/day Power Requirement:

CCR for Construction Project "Anshul Kanvas" by M/s. Anshul Bhosale realty LLP located at Gat. No. 663/1 New (Gat no-.663 old) at Wagholi, Tal – Haveli, District Pune (Maharashtra)

		- During Construction Phase (Demand Load): - 33 KW - During Operational Phase (Demand load): - 4880 KW - DG Set 250 KVA X 2 (Source: - MSEDCL) Energy Saving Measures: - High energy efficient LED Lamps - Low Loss Transformers - Solar PV, Hot water, Solar Street lights												
7.	Breakup of the Project Area a) Submergence area: forest & non forest b) Others	Not Applicable Not Applicable												
8.	Breakup of the project affected population with the enumeration of those losing Houses / Dwelling units only, Agricultural Land & Landless Laborers / Artisans: a) SC, ST/Tribes b) Others	The project is proposed on own land thus there is no displacement of population is proposed.												
9 a)	Financial Details Project cost as originally planned and subsequent revised estimates and the year of price reference	Total Project Cost Projected- Rs. 159 Crore												
b)	Allocation made for environmental management plans with item wise and year wise breakup	<table border="1"> <thead> <tr> <th>Sr. No.</th><th>Particulars</th><th>Amount. in Rs. Lakhs)</th></tr> </thead> <tbody> <tr> <td colspan="3">During Construction Phase</td></tr> <tr> <td>1.</td><td>Air Environment, Water Environment, Land Environment, Top Soil Preservation, Socio-economic Environment, Safety Training etc.</td><td>1.08</td></tr> <tr> <td colspan="2">Total</td><td>1.08</td></tr> </tbody> </table>	Sr. No.	Particulars	Amount. in Rs. Lakhs)	During Construction Phase			1.	Air Environment, Water Environment, Land Environment, Top Soil Preservation, Socio-economic Environment, Safety Training etc.	1.08	Total		1.08
Sr. No.	Particulars	Amount. in Rs. Lakhs)												
During Construction Phase														
1.	Air Environment, Water Environment, Land Environment, Top Soil Preservation, Socio-economic Environment, Safety Training etc.	1.08												
Total		1.08												
c)	Benefit cost ratio/Internal rate of return and the year of assessment	Not applicable												
d)	Whether (c) includes the cost of environmental management as shown in the above	Yes, included												
e)	Actual expenditure incurred on the project so far	As per requirement												

f)	Actual expenditure incurred on the environmental management plans so far	As per requirement
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 comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	Not applicable
11	The status of clear felling in non-forest areas (such as submergence area or reservoir, approach roads.), if any with quantitative information required.	Not applicable
12	Status of construction (Actual & /or planned)	Construction Status: - Architect Certificate is attached stating that construction carried out on site is in accordance with EC granted. No deviation in terms of BUA & Configuration
a)	Date of commencement (Actual & / or planned)	As per earlier EC
b)	Date of completion (Actual & /or planned)	Nil
13	Reasons for the delay if the project is yet to start	NA
14	Dates of Site Visits	NA
a)	The dates on which the project was monitored by the Regional Office on previous occasions, if any	Nil
b)	Date of site visits for this monitoring report	Air, Noise, Water & Soil sampling were done
15	Details of correspondence with project authorities for obtaining action plans / information on the status of compliance to safeguards other than the routine letters for logistic support for site visit.	Nil

Report on the status of compliance of conditions stipulated in the environmental clearance granted by PMRDA EC vide letter No. BHA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05.12.2017 for Construction Project "Anshul Kanvas" by M/s. Anshul Bhosale realty LLP located at Gat. No. 663/1 New (Gat no-663 old) at Wagholi, Tal – Haveli, District Pune (Maharashtra)

A monitoring report on the status of compliance of conditions stipulated in Environmental clearance is given as under:

Sl. No.	Conditions as per PMRDA EC dated 05.12.2017	Compliance as on 17.09.2023
	GENERAL CONDITIONS	
I.	In the subject project, the total environmental clearance (Gross FSI+ Non FSI) construction area is 63925.98 Sq. M. It has been given for such an area.	PP has consented to Condition. PP has submitted Architect Certificate stating that construction carried out on site is in accordance with EC granted
II.	In case of any modification in the conceptual map submitted by the applicant, the applicant will be required to submit the application to the Environment Cell.	PP has consented to Condition.
III.	The natural drainage system cannot be altered and any construction done in wetlands will not come	PP has consented to Condition. However no wetland is observed as on site.
IV.	Use of water efficient equipment will continue to be necessary. Minimum 1 recharge per 5000 sq.m. It will be necessary to plan for the construction area and the recharge of rain water will have to be limited to shallow boreholes. Rainwater harvesting if water recharge is not possible. Have to tank. Also permission has to be taken from the competent authority for underground water supply.	PP has consented to Condition.
V.	At least 20% of the required open space as per the Development Control Regulations must be demarcated using Grass Pavers or other footpaths.	PP has consented to Condition. PP will made arrangement
VI.	For wet and dry waste, separate containers should be provided in the said premises and dry waste should be given to the authorized vendor, vermicomposting for decomposing wet waste should be done by the project applicant / developer	PP has consented to Condition. PP will made arrangement

	/ land owner at their own expense.	
VII.	Solid Waste (Management) Rules, 2016. The provisions of E-Waste (Management) Rules 2016 & Plastic Waste Management) Rules 2016 have to be followed.	PP has consented to Condition.
VIII.	517 cubic meters / day capacity residential sewage treatment plant has to be installed and the sludge coming out of the sewage system has to be disposed of as per the rules of Central Public Health and Environmental Engineering Organization (C.P.H.E.E.O.).	Complied. PP has provided STP as stipulated.
IX.	Treated waste water will have to be used for flushing and landscaping and excess waste water will have to be disposed of as per Central Pollution Control Board (C.P.C.B.) regulations.	PP has consented to Condition. Construction is not yet started.
X.	The provisions of Energy Conservation Building Code (E.C.B.C.) have to be followed and L.E.D. in common areas. Lights have to be turned on.	PP has consented to Condition. PP will strictly adhere the stipulated condition.
XI.	Solar water heating system is to be installed by the applicant/developer/landowner at his/her own expense before occupancy of the building.	PP has consented to Condition.
XII.	Construction and Demolition Waste Rules 2016 will have to be followed for management and disposal of construction waste and maximum recycling of soil from the ground will have to be done.	PP has consented to Condition. PP confirmed that Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIII.	Environmentally friendly construction materials should be used.	Complied.
XIV.	Use of fly ash for R. C. C. construction and Plaster as per Fly ash Notification, 1999 have to do	Complied.
XV.	PP should barricade the site to avoid Air Pollution caused by Dust	Complied.
XVI.	Exhaust from DG Sets should be as per CPCB standards	PP has consented to Condition.

XVII.	PP should plant trees - 1 tree per 80 Sq. M	PP has consented to Condition.
XVIII.	Safe Drinking Water facility should be provided to Labors	PP has consented to Condition.
XIX.	PP to follow Environmental Protection Act, 1986 strictly	PP has consented to Condition.
XX.	PP to submit Audit Report from Qualified Building Environment Auditor for every Five Years	PP has consented to Condition.
XXI.	PP to submit Audit Report from Qualified Building Environment Auditor at the time of Occupancy certificate to be taken from PMRDA	PP has consented to Condition.
XXII.	PP to preserve Topsoil	PP has consented to Condition.
XXIII.	PP to follow Traffic Management Plan as per MoUD directions	PP has consented to Condition.
XXIV.	PP to form Environment Monitoring Cell to comply with Environment Management Plan	Complied.
XXV.	PP to follow Air & Water Act (1974 & 1981)	PP has consented to Condition.

2. The PP has also informed that no court case in any court of law is pending against their project.

(Signature)
(Dr. P.R. Sakhare)
Scientist 'E'
9/10/23





Blue Sales And Service

Shop No 2, Matoshree Complex, Keshinand - Lonikand
Road Near Bharat Petroleum
Keshinand
Pune - 412207
Maharashtra, India
Phone - 8378842444
Email Id - mauli.valthe@blueworld.in
GSTIN - 27BGOPV2614N1ZO

ANNEXURE-R-4-Colly

INVOICE

Invoice No : 1303
Invoice Date : 04/09/2025
Terms : Due on Receipt
Due Date : 04/09/2025

Place Of Supply : Maharashtra (27)

Bill To

Anshul Canvas E Wing Co Op Housing Society
Ivy Eastate Road, Near behind Croma Mall chtrapti sambhaj nagar road
wagholi pune
-412207,
Phone-

Ship To

Ivy Eastate Road, Near behind Croma Mall chtrapti sambhaj nagar road
wagholi pune
-412207,

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator With repairing air blower and motor as per attached estimate of expenditure and billing calculation society Distribution amount letter Operating Period 14 Aug to 31 Aug 2025	1.00 job	12,565.00	12,565.00

Total In Words
Indian Rupee Twelve Thousand Five Hundred Sixty-Five Only

Notes

ICICI BANK
ACCOUNT NUMBER : 172705001230
IFCS CODE : ICIC0001727
BRANCH : SAI MANGAL BUILDING SP NO 11 PACHARNE VASTI BP
PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD, WAGHOLI 412207
PAN NUMBER : ADLPW9558K

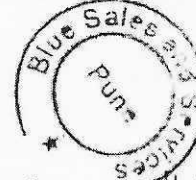
Sub Total 12,565.00

Total ₹12,565.00

Payment Made (-) 6,244.00

Balance Due ₹6,321.00

Ganesh (Mauli) valthe



Authorized Signature





Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id - mauli.valthe@blueworld.in
 GSTIN: 27BCOPV2614N1Z0

INVOICE

Invoice No : 1322 : Place Of Supply : Maharashtra (27)
 Invoice Date : 05/10/2025
 Terms : Net 60
 Due Date : 04/12/2025

Bill To

Anshul Kanvas A Wing Co Op Hsg Society LTD

Anshul Canvas Near Ivy Eastet Pune Nagar Road Wagholi pune 412207
 wagholi pune-412207 Maharashtra, India
 Phone-

Ship To

Anshul Canvas Near Ivy Eastet Pune Nagar Road Wagholi pune 412207
 wagholi pune-412207 Maharashtra, India

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator With repairing air blower and moter as per attached estimate of expenditure and billing calculation society Distribution amount letter Operating Period: 1 to 30 September 2025	1.00 job	6,000.00	6,000.00

Total In Words
 Indian Rupee Six Thousand Only

Notes

ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

Sub Total 6,000.00
 Total ₹6,000.00
 Balance Due ₹6,000.00

Ganesh (Mauli) valte

Authorize signature





Blue Sales And Service

Shop No. 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id - mauli.valthe@blueworld.in
 GSTIN: 27BCOPV2614N1ZO

INVOICE

Invoice No : 1321
 Invoice Date : 05/10/2025
 Terms : Due on Receipt
 Due Date : 05/10/2025

Place Of Supply : Maharashtra (27)

Bill To

Anshul Canvas B wing Co Op HSG Society
 I'vey Eastate Road, behind Croma Mall
 Wagholi chatrapati smabhaji nagar Road 412207
 -412207,
 Phone-

Ship To

I'vey Eastate Road, behind Croma Mall
 Wagholi chatrapati smabhaji nagar Road 412207
 -412207,

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator as per attached of expenditure and billing calculation society Distribution amount letter Operating Period 1 to 30 September 2025	1.00 job	6,000.00	6,000.00

Total In Words
Indian Rupee Six Thousand Only

Notes

ICICI BANK
 ACCOUNT NUMBER : 172705001230
 IFCS CODE : ICIC0001727
 BRANCH : SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER : ABLPW9558K

Sub Total 6,000.00
 Total ₹6,000.00
 Balance Due ₹6,000.00

Ganesh (Mauli) valte

Authorized Signature





Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id - mauli.valthe@blueworld.in
 GSTIN: 27BGOPV2614N1ZO

INVOICE

Invoice No : 1320 Place OF Supply : Maharashtra (27)
 Invoice Date : 05/10/2025
 Terms : Due on Receipt
 Due Date : 05/10/2025

Bill To

Anshul Canvas E Wing Co Op Housing Society

Ivy Eastate Road, Near behind Croma Mall, chtrapti sambhaj nagar road
 wagholi pune
 -412207,
 Phone-

Ship To

Ivy Eastate Road, Near behind Croma Mall, chtrapti sambhaj nagar road
 wagholi pune
 -412207,

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator With attached expenditure and billing calculation society Distribution amount letter Operating Period 1 sept to 30 September 2025	1.00 job	6,000.00	6,000.00

Total In Words
 Indian Rupee Six Thousand Only

Notes

ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

Sub total 6,000.00

total ₹6,000.00

Balance due ₹6,000.00

Ganesh (mauli) valte



Author Signature



Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id - mauli.valthe@blueworld.in
 GSTIN: 27BGQPV2614N1ZO

INVOICE

Invoice No : 1344
 Invoice Date : 07/11/2025
 Terms : Due on Receipt
 Due Date : 02/11/2025

Place Of Supply : Maharashtra (27)

Bill To

Anshul Canvas E Wing Co Op Housing Society
 Ivy Eastate Road, Near behind Croma Mall chtrapti sambhaj nagar road
 wagholi pune
 -412207,
 Phone-
 :

Ship To

Ivy Eastate Road, Near behind Croma Mall chtrapti sambhaj nagar road
 wagholi pune
 -412207,

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Plant And sewage treatment plant operating charges (labor) operator With attached expenditure and billing calculation society Distribution amount letter Operating Period 1 to 31 October 2025	1.00 job	6,244.00	6,244.00

Total In Words
Indian Rupee Six Thousand Two Hundred Forty-Four Only

Notes

ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

Sub Total 6,244.00
 Total ₹6,244.00
 Balance Due ₹6,244.00

Ganesh (Mauli) valte

Authorized Signature





Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id - mauli.valthe@blueworld.in
 GSTIN: 27BGOPV2614N1Z0

INVOICE

Invoice No : 1343
 Invoice Date : 02/11/2025
 Terms : Due on Receipt
 Due Date : 02/11/2025

Place Of Supply : Maharashtra (27)

Bill To

Anshul Canvas B wing Co Op HSG Society
 I'vey Eastate Road, behind Croma Mall
 Wagholi chatrapati smabhaji nagar Road 412207
 -412207,
 Phone:-

Ship To

I'vey Eastate Road, behind Croma Mall
 Wagholi chatrapati smabhaji nagar Road 412207
 -412207,

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator as per attached of expenditure and billing calculation society Distribution amount letter Operating Period 1 to 30 October 2025	1.00 job	6,244.00	6,244.00

Total In Words
 Indian Rupee Six Thousand Two Hundred Forty-Four Only

Notes

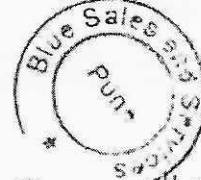
ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

Sub Total 6,244.00

Total ₹6,244.00

Balance Due ₹6,244.00

Ganesh (Mauli) valte



Authorized Signature





Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone -8378842444
 Email Id- mauli.valthe@blueworld.in
 GSTIN: 27BGOPV2614N1ZO

INVOICE

Invoice No : 1342
 Invoice Date : 02/11/2025
 Terms : Net 60
 Due Date : 01/01/2026

Place Of Supply : Maharashtra (27)

Bill To

Anshul Canvas A Wing Co Op Hsg Society LTD
 Anshul Canvas Near Ivy Eastet Pune Nagar Road Wagholi pune 412207
 wagholi pune-412207 Maharashtra, India
 Phone-

Ship To

Anshul Canvas Near Ivy Eastet Pune Nagar Road Wagholi pune 412207
 wagholi pune-412207 Maharashtra, India

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator With ayached bill expenditure and billing calculation society Distri bution amount letter Operating Period 1 to 30 October 2025	1.00 job	6,244.00	6,244.00

Total in Words
Indian Rupee Six Thousand Two Hundred Forty-Four Only

Notes

ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

Sub Total 6,244.00
 Total ₹6,244.00
 Balance Due ₹6,244.00

Ganesh (Mauli) valte

Authorized Signature



Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id - mauli.valthe@blueworld.in
 GSTIN: 27BGOPV2614N1ZO

INVOICE

Invoice No : 1365
 Invoice Date : 01/12/2025
 Terms : Due on Receipt
 Due Date : 01/12/2025

Place Of Supply : Maharashtra (27)

Bill To

Anshul Canyas E Wing Co Op Housing Society
 Ivy Estate Road, Near behind Croma Mall chtrapti sambhaj nagar road
 wagholi pune
 -412207,
 Phone-

Ship To

Ivy Estate Road, Near behind Croma Mall chtrapti sambhaj nagar road
 wagholi pune
 -412207,

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator With attached expenditure and billing calculation society Distribution amount letter Operating Period 1 November to 30 November 2025	1.00 job	6,000.00	6,000.00

Total In Words
Indian Rupee Six Thousand Only

Notes

ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

Sub Total 6,000.00
 Total ₹6,000.00
 Balance Due ₹6,000.00

Ganesh (Mauli) valthe

Authorized Signature



Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id- mauli.valthe@blueworld.in
 GSTIN: Z7BGOPV2614N1ZO

INVOICE

Invoice No : 1364
 Invoice Date : 01/12/2025
 Terms : Due on Receipt
 Due Date : 01/12/2025

Place Of Supply : Maharashtra (27)

Bill To

Anshul Canvas B wing Co Op HSG Society
 I'vey Eastate Road, behind Croma Mall
 Wagholi chatrapati smabhaji nagar Road 412207
 -412207,
 Phone-

Ship To

I'vey Eastate Road, behind Croma Mall
 Wagholi chatrapati smabhaji nagar Road 412207
 -412207,

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator as per attached of expenditure and billing calculation society Distribution amount Operating Period 1 November to 30 November 2025	1.00 job	6,000.00	6,000.00

Total In Words
Indian Rupee Six Thousand Only

Notes

ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

Sub Total 6,000.00
 Total ₹6,000.00
 Balance Due ₹6,000.00

Ganesh (Mauli) valte

Authorized Signature



Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonikand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id - maui.valthe@blueworld.in
 GSTIN: 27BGOPV2614N1ZO

INVOICE

Invoice No : 1363
 Invoice Date : 01/12/2025
 Terms : Net 60
 Due Date : 30/01/2026

Place Of Supply : Maharashtra (27)

Bill To

Anshul Kanvas A Wing Co Op Hsg Society LTD

Anshul Canvas Near Ivy Eastet Pune Nagar Road Wagholi pune 412207
 wagholi pune-412207 Maharashtra, India
 Phone-

Ship To

Anshul Canvas Near Ivy Eastet Pune Nagar Road Wagholi pune 412207
 wagholi pune-412207 Maharashtra, India

S.N.	Item & Description	Qty	Rate	Amount
1	opreational charges water treatment Pant And sewage treatment plant operating charges (labor) operator	1.00 job	6,000.00	6,000.00
Operating Perioed : 1 November to 30 November 2025				

Total In Words
 Indian Rupee Six Thousand Only

Notes

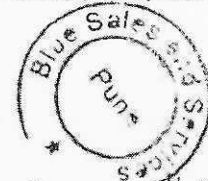
ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

Sub Total 6,000.00

Total ₹6,000.00

Balance Due ₹6,000.00

Ganesh (Maui) valte



Authorized Signature





Blue Sales And Service

Shop No 2, Matoshree Complex, Keshnand - Lonkand
 Road Near Bharat Petroleum
 Keshnand
 Pune - 412207
 Maharashtra, India
 Phone - 8378842444
 Email Id- ma@li.valthe@blueworld.in
 GSTIN: 27BGOPV2614N1ZO

INVOICE

Invoice No : 1307 Place Of Supply : Maharashtra (27)
 Invoice Date : 17/09/2025
 Terms : Due on Receipt
 Due Date : 17/09/2025

Bill To

Anshul bhosale realty LLP
 Pune nagar road near kolte Patil ivy eastet
 Anshul canvas Wagholi
 Wagholi-412207, India
 Phone-

Ship To

Pune nagar road near kolte Patil ivy eastet
 Anshul canvas Wagholi
 Wagholi-412207, India

S.N.	Item & Description	Qty	Rate	Amount
1	blower servicing Air blower opening and refitting charges including required spair part as per attached Distribution amount letter with society	1.00 job	14,976.00	14,976.00
2	Moters rewaiinding Air blower moters rewaiinding including bearing and fitting as per attached contribution letter with society maintenance work	1.00 job	12,840.00	12,840.00

Total in Words
 Indian Rupee Twenty-Seven Thousand Eight Hundred Sixteen Only

Notes

ICICI BANK
 ACCOUNT NUMBER :- 172705001230
 IFCS CODE :- ICIC0001727
 BRANCH :- SAI MANGAL BUILDING SR NO 634 PACHARNE VASTI BP
 PETROL PUMP PUNE AHAMADNAGAR PUNE ROAD WAGHOLI 412207
 PAN NUMBER :- ABLPW9558K

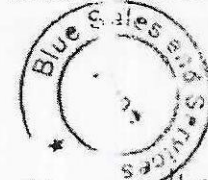
Sub Total 27,816.00

Total ₹27,816.00

Payment Made (-) 27,538.00

Balance Due ₹278.00

Ganesh (Maali) valte



SG [Signature]

Authorized Signature

Maintenance





ग्रामपंचायत वाघोली

ता. हवेली, जि. पुणे, पिन-४१२२०७ फोन : ०२०- २७०५१९७०

श्री. रामदास दत्तात्रय दाभाडे

श्री. संजिवनी सज्जेश्वर वाघमारे

उपसरपंच

सरपंच



जा.क्र.०४६/२०१३-२०१४

दिनांक २४/०५/२०१३

मे.अन्शुल भोसले रियालिटी गृहप्रकल्प तर्फे भागीदार श्री दिपक विलासराव जगताप
वाघोली, ता.हवेली जि.पुणे.

विषय- ड्रेनेजलाईन बाबत...

संदर्भ - १.आपला दिनांक २०/०४/२०१३ चा अर्ज.

२.ग्रामपंचायत मासिक सभा दि.२४/०४/२०१३ चे ठ.क्र.५३/६३ नुसार.

महोदय,

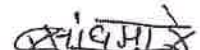
उपरोक्त रांवर्षिय विषयास अनुसरुन आपणास कळविण्यात येते कि, आपले मौजे वाघोली येथील जमीन गट नं.६६३ मधील मा.जिल्हाअधिकारी पुणे यांचेकडिल जा.क्र.पमह/एनए/एसआर/४८३/२०१२ पुणे दिनांक ११/०३/२०१३ ची अकृषिक परवाणगी व सहाय्यक संचालक नगररचना विभाग पुणे यांचेकडिल मंजुर बांधकाम नकाशाप्रमाणे बांधकाम करणेत येणा-या अन्शुल भोसले रियालिटी गृहप्रकल्पा चे सांडपाणी ग्रामपंचायतीच्या ड्रेनेजलाईन जोडणेसाठी ना हरकत प्रमाणपत्राची मागणी केली आहे.

त्यानुसार आपणास कळविण्यात येते कि, आपले गृहप्रकल्पाचे बांधकाम पुर्ण झालेनंतर गृहप्रकल्पामधील सांडपाणी शुध्दीकरण प्रकल्पा (STP) मधुन बाहेर पडणारे सांडपाणी ग्रामपंचायतीच्या नियोजीत सांडपाणी शुध्दीकरण प्रकल्पापर्यंत (STP) बंदिस्त लाईन द्वारे स्वखर्चाने जोडण्यास ग्रामपंचायतीची हरकत नाही.

कळावे.


उप-सरपंच

ग्रामपंचायत वाघोली
ता. हवेली, जि. पुणे


सरपंच

ग्रामपंचायत वाघोली
ता. हवेली, जि. पुणे

ENGLISH TRANSLATION

Outward No. 046/2013-2014

Date: 24/05/2013

To,

M/s. Anshul Bhosale Realty Housing Project

Through its Partner Mr. Deepak Vilasrao Jagtap

Wagholi, Tal- Haveli, Dist- Pune.

Subject- Regarding drainage line.

Reference - 1. Your application dated 20/04/2013.

2. As per Resolution No. 53/63 dated 24/04/2013 passed in GramPanchayat Monthly Meeting.

Sir,

With reference to the above subject, you are hereby informed that, as per the Non-Agricultural permission given by Hon'ble District Officer, Pune, vide O.No. PMH/NA/SR/483/2012, Pune, dated 11/03/2013 and as per the sanction plan of Assistant Director, Town Planning Department, Pune, a No Objection Certificate has been sought from Grampanchayat for connection of sewage

drainage line of Anshul Bhosale Realty Housing Project on land bearing Gat No. 663 of village Wagholi.

Accordingly, you are informed that after the completion of the construction of your housing project, the Grampanchayat has no objection to connecting the sewage coming out of the Sewage Treatment Plant (STP) in the housing project to the Sewage Treatment Plant (STP) planned by the Grampanchayat through a closed line at your own expenses.

Sd/xx
Deputy Sarpanch
Grampanchayat Wagholi
Tal- Haveli, Dist- Pune

Sd/xx
Sarpanch
Grampanchayat Wagholi
Tal- Haveli, Dist- Pune



ग्रामपंचायत वाघोली

ता. हवेली, जि. पुणे, पिन-४१२२०७ फोन : ०२०-२७०५१९७०

श्री. रामदास दत्तात्रय दाभाडे

सौ. संजिवनी सर्जेराव वाघमारे

उपसरपंच

सरपंच



प्रति,

जा.क्र.०४७/२०१३-२०१४

दिनांक २४/०५/२०१३

मे.अन्शुल भोसले रियालिटी गृहप्रकल्प तर्फे भागीदार श्री दिपक विलासराव जगताप
वाघोली, ता.हवेली जि.पुणे.

विषय- पिण्याचे पाणी मिळणेबाबत...

संदर्भ - १.आपला दिनांक २०/०४/२०१३ चा अर्ज.

२.ग्रामपंचायत मासिक सभा दि.२४/०४/२०१३ चे ठ.क्र.५३/६३ नुसार.

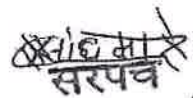
महोदय,

उपरोक्त संदर्भात विषयास अनुसरून आपणास कळविण्यात येते कि, आपले मौजे वाघोली येथील जमिन गट नं.६६३ मधील मा.जिल्हाअधिकारी पुणे यांचेकडिल जा.क्र.पमह/एनए/एसआर/४८३/२०१२ पुणे दिनांक ११/०३/२०१३ ची अकृषिक परवाणगी व सहाय्यक संचालक नगररचना विभाग पुणे यांचेकडिल मंजूर बांधकाम नकाशाप्रमाणे बांधकाम करणेत गेणा-गा अन्शुल भोसले रियालिटी गृहप्रकल्पा साठी पिण्याचे पाणीपुरवठा होणेसाठी ना हरकत प्रमाणपत्राची मागणी केली आहे.

त्यानुसार आपणास कळविण्यात येते कि, आपले गृहप्रकल्प बांधकाम पूर्ण झाले नंतर मौजे वाघोली गावाची वर्धित वेगकार्यक्रमा अंतर्गत (शासन पत्र क्र.पापु.यो/२००७/प्र.क्र.९०/पापु-१७ दि.१०/१०/२००७) मंजूर करणेत आलेल्या वढु खुर्द नळपाणीपुरवठा योजनेमधुन योजना पूर्ण झालेनंतर पाण्याचे उपलब्धतेनुसार अवश्यक पिण्याचे पाणी दिले जाईल.


उप-सरपंच

ग्रामपंचायत वाघोली
ता. हवेली, जि. पुणे


सरपंच

ग्रामपंचायत वाघोली
ता. हवेली, जि. पुणे

ENGLISH TRANSLATION

Outward No. 047/2013-2014

Date: 24/05/2013

To,

M/s. Anshul Bhosale Realty Housing Project

Through its Partner Mr. Deepak Vilasrao Jagtap

Wagholi, Tal- Haveli, Dist- Pune.

Subject- Regarding drinking water.**Reference** - 1. Your application dated 20/04/2013.

2. As per Resolution No.53/63 dated 24/04/2013 passed in GramPanchayat Monthly Meeting.

Sir,

With reference to the above subject, you are hereby informed that, as per the Non-Agricultural permission given by Hon'ble District Officer, Pune, vide O.No. PMH/NA/SR/483/2012, Pune, dated 11/03/2013 and as per the sanction plan of Assistant Director, Town Planning Department, Pune, a No Objection Certificate has been sought from Grampanchayat for connection of drinking

water of Anshul Bhosale Realty Housing Project on land bearing Gat No. 663 of village Wagholi.

Accordingly, you are informed that after the completion of the construction of your housing project, the necessary drinking water will be provided as per the availability of water after the completion of the project from the Vadhu Khurd Tap Water Supply Scheme approved under the Enhanced Speed Act of Wagholi Village (Government Letter No. PPU/2007/Pr.Kr.90/PP-17 dated 10/10/2007).

Sd/xx
Deputy Sarpanch
Grampanchayat Wagholi
Tal- Haveli, Dist- Pune

Sd/xx
Sarpanch
Grampanchayat Wagholi
Tal- Haveli, Dist- Pune



Compliance Environmental Monitoring Report**For M/s. Anshul Bhosale Realty**

A Proposed Project
“ANSHUL _ KANVAS”
at

S.No. 663

Village Wagholi , Tehsil Haveli. District Pune, State Maharashtra

By;



M/s. Anshul Bhosale Realty

Unit – 501, Karan Tej Bonita, CTS No. 1187/16. Off of Ghole
Rd, Shivajinagar, Pune 411005

Prepared by

PRGMATIC BIO AND ENVIRO PVT LTD

**Scheme No-2/1, Sector No-25, Bhel Chowk,
Opp. Dhanvantari Hospital, Sindhu Nagar,
Nigadi, Pune-44, Maharastra, India**

Email ID – pragenvi@gmail.com

Contact No- 7588078954

ANSHUL BHOSALE REALTY LLP

Date: 25/11/2025

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

Sub: Half Yearly Post Environment Clearance Compliance Report for Proposed Project
“Anshul Kanwas” S.No. 663 Village Wagholi, Tehsil Haveli, District Pune, State
Maharashtra...

Ref: Environmental Clearance Letter No. SIA/MH/INFRA2/481178/2024 dated
08/07/2025.

Respected Sir,

Please find attached Half Yearly Post Environment Clearance Compliance Report
(**June 2025 – November 2025**) for “Anshul Kanwas / Medora” Survey No. 663/1, Plot no 1,
Wagholi, Taluka -Haveli, District – Pune, Maharashtra. EC accorded by Department of
Environment, Government of Maharashtra, vide its letter No.
SIA/MH/INFRA2/481178/2024 dated 08/07/2025.

Thanking you,

Yours Faithfully,

For Anshul Bhosale Realty LLP
Project – “Anshul –Kanwas/Medora”



Authorized Signatory

Encl: A/a

Cc:

1. The Regional Officer, Maharashtra Pollution Control Board, Pune
2. The Member Secretary, SEAC, Govt. of Maharashtra, Mumbai

LIST OF ANNEXURES

Sr. No.	Particulars	Annexure No.
1	Salient Features of The Project	I
2	Environment Management Plan	II
3	Cost Of Environment Management Plan	III
4	Compliance of Environment Clearance Condition	IV
5	Monitoring Reports	V
6	Copy Of Environment Clearance	VI
7	Completion Certificate	VII
8	Commencement Certificate (A to E) & 2019	VIII
9	NOC – Drainage NOC, Water	IX

PART – I, Data Sheet

A Proposed Project
“ANSHUL _ KANVAS”

at

S.No

. 663 Village Wagholi , Tehsil Haveli. District Pune, State
Maharashtra

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

PART – I

DATA SHEET

1.	Project type: River –Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Construction Project)
2.	Name of the Project	Anshul Bhosale Realty LLP “Anshul –Kanvas / Medora” Survey No. 663 /I, Plot no - 1 Wagholi, Taluka - Haveli, District – Pune, Maharashtra
3.	Clearance Letter (s)/OM No. and date	SIA/MH/INFRA2/481178/2024 dated 08/07/2025.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Pune Maharashtra 18°58' 2.81" N 73°99' 5.31" E
5.	(a) Address for correspondence	M/s. Anshul Bhosale Realty, 501, Karan Tej – Bonita, CTS. No. 1187/16, Off Ghole Road, Shivaji Nagar, Pune – 411 005 Tel: 020 – 25533040, 25533050 Fax: 020 – 25520440
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Mr. Abhijeet Betkar Anshul Bhosale Realty LLP, 501, Karan Tej – Bonita, CTS. No. 1187/16, Off Ghole Road, Shivaji Nagar, Pune – 411 005 Tel: 020 – 25533040, 25533050 Fax: 020 – 25520440
6.	Salient Features	
	(a) Of the project	Please Refer Annexure – I
	(b) Of Environmental Management Plans	Please Refer Annexure – II
7.	Breakup of the project area	Total Plot Area – 50800.00 Sq. m. Built-up Area –63925.98 Sq. m.
	(a) Submergence area: forest & non forest	No Forest land required for project
	(b) Others	Not Applicable
8.	Breakup of the project affected population with enumeration of those losing	There is no displacement of population due to project hence not applicable.

	houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & landless labourers /artisan.	
	(a) SC, ST /Adivasis	Not Applicable since there is no displacement of population
	(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 since there is no displacement of population
9.	Financial details	
	(a) Project cost as originally planned and sub-subsequent revised estimates and the year of price reference.	INR 159 Cr
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	Please refer annexure- III
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	---
	(d) Whether (c) include the cost of environmental management as shown in the above.	Yes
	(e) Actual expenditure incurred on the project so far	Rs. 71 Cr
	(f) Actual expenditure incurred on the environmental management plans so far	Rs. 6 Lakhs
10.	Forest land requirement.	No Forest land required for project
	(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 aforestation, if any	Not applicable
	(d) Comments on the viability & sustainability of compensatory	Not applicable

	afforestation Programme in the 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), if any with quantitative information	Nil		
12.	Status of construction. (Actual &/or planned)	Planned		Actual
		Bldg - A	P+12	Completed
		Bldg – B	P+11	Finishing work in progress
		Bldg – C	B1+G+1 st +18F	Excavation work started
		Bldg – D	B1+G+1 st +18F	
		Bldg – E	P+12	Completed.
		Bldg – F	B1+G+1 st +18F	
		Club House	G + 1, G + 2	
	(a) Date of Commencement (Actual &/or planned)	April 2019		
	(b) Date of completion (Actual &/or planned)	June 2040		
13.	Reason for the delay if the project is yet to start.	Not Applicable since project activity is in progress		
14.	Dates of Site Visits			
	(a) The dates on which the project was monitored by the regional office on previous occasions, if any.	20/11/2025		
	(b) Date of site visit for this monitoring report	November 2025		

For M/s. Anshul Bhosale Realty LLP

Project – "ANSHUL KANVAS / Medora"

Authorized Signatory

Date:- 25/11/2025



Authorized Signatory

Date: 

Environmental Management Plan (EMP)
&
Cost of Environmental Management Plan (EMP)

ENVIRONMENT MANAGEMENT PLAN

Attribute	Construction Phase	Operation Phase
1. Water Regime	• Install water meters, take readings routinely, record in the register and check to avoid water wastage. If wastage is more report to the management for caution & correct • To install necessary septic tanks for construction workers and staff etc. to look after its operational & maintenance, take periodical sample to assess the quality, record & report for any abnormality & rectification. • Temporary toilets will be provided for workers • Keep a daily watch for good sanitation / drains, & good house keeping. • Sedimentation of outside drains avoided by using screens and silt traps • To examine proper management of channelization of water to avoid water logging at site • Dewatering (If required) will be done carefully by providing discharge pipe into nearest municipal drain	• Install water meters, take readings routinely, record in the register and check to avoid water wastage. If wastage is more report to the management for caution & correct • Keep a daily watch on pH, BOD, COD, TSS and TDS of the units to ensure good treatment of waste water into Sewage Treatment Plants and its reuse. • It is proposed to install two STPs of capacity 310 m³f & 265 m³ or treatment of sewage. • Treated sewage will be used 44 % for flushing and gardening within the premises. • Separate area shall be provided for STP 250 m² • The Storm water collected on the ground level shall be collected via storm water channels and guided into the 25 nos. of RWH Recharge pit with bore wells of size 3.00 m x 3.00 m x 2.00 m • Before entering the RWH Recharge pits with bore wells it shall be passed through a gravity type of Filtration chamber. The chamber shall have layers of filtration media such as Course Aggregate, Fine aggregate, Quartz, Charcoal. • Ensure the network of connection to rain water harvesting units, maintain its sanitation and documentation. • To keep a watch on storm water drainage system for any abnormality as to its siltation, entry of dropping leaves, hampering of carrying capacities: and if found quickly arrange the rectification • Surface water disposal will be through pipes and masonry channel covered with RCC slab. This will be collected through catch basins located outside the build area. Storm water will be finally connected to the Storm water Drain • Located on the road. RCC Hume pipes will be used for draining the surface water drain. • The storm water collected in the storm water conveyance system will be used for recharging ground water through the Recharge bores/pits and excess storm water connected to SWD line.

ENVIRONMENT MANAGEMENT PLAN

Attribute	Construction Phase	Operation Phase
2. Air	• Ensure water sprinkling for dust suppression & write the quantity spend on this sector wise. Report this to management. • Ensure the use of covering sheets, on the material being transported incoming or outgoing or stored. Make adequate arrangement for such sheets by anticipations. • Arrange use of ready mix concrete (RMC) through concrete batching at a place secluded, barricaded by trees and precautions taken of dust suppression by sprinkling. Logbook to be maintain for journey of the RMC trucks. When the trucks are washed, ensure that the waste water is send for reuse or treatment. • For use as back up power DG sets to be procured from renowned suppliers with acoustique enclosures and foundation is to be laid as per suppliers specification as per CPCB norms for its stack height. • Examine adequacy of parking provision and proper traffic arrangement for the construction vehicles including instance of their PUC. • Labour camp to be instructed that open burning of solid waste is prohibited • Prepare in consultation with sub contractors, a list for regular health checkup of the workers and keep its record including any remediation steps if necessary. • Insisting use of mask and other personnel gazettes like goggles, gum boots & helmets by workers	• Examine adequacy of parking provision and proper traffic arrangement, for the occupants vehicles including instance of their PUC. • 2 DG sets of capacity 140 kVA & 1 DG set of capacity 250 kVA to be procured from renowned suppliers as backup power with acoustique enclosures and foundation is to be laid as per suppliers specification as per CPCB norms for its stack height. • Prepare a schedule and implement proper maintenance of DG sets • Trees shall be planted with special care for controlling dust and noise and placing them very near to the sources of nascence for air & noise point of view.

ENVIRONMENT MANAGEMENT PLAN

Attribute	Construction Phase	Operation Phase
3. Solid waste	• Give training 1st to the subcontractor & then to their workers for good sanitation & collecting their individual waste separate it as dry & wet or Bio degradable or non biodegradable, irrespective color coded barrels provided. • To ensure collection of these barrels every day & keeping the record of this qty, & documents. • Isolated storage of construction raw material such as paint ,varnishes etc. • Segregated garbage will be handed over to authorized agency. • The empty drums of paints, pesticides & tubes to be collected at one place & send to authorized CHWTSDF site	• To inform all the occupants the need of good sanitation & collecting their individual waste separate it as dry & wet or Bio degradable or non biodegradable in respective color coded barrels provided. • For treatment of biodegradable garbage sent it to the dedicated OWC, carefully without spillage. • The separated non biodegradable MSW be sent to authorized agency----- • Collection & quantification of STP sludge ensure its dewatering, & will be used as manure, in addition to organic fertilizer given by own composting machine. If this composting machine is in excess inform management selling to other potential uses. • The empty drums of paints, pesticides & tubes, spent batteries ,rubber tires so be collect, end sent to respected CHWTSDF site • Excess sludge will be dewatered by using ozonisation & dried sludge will be used as manure and send to authorized agency.

Environment Management Plan

Attribute	Construction Phase	Operation Phase
4. Soil & Greening	- Anticipate where the excavation is going to commence and in advance take a laboratory test of its top soil to ensure whether it is capable to support tree plantation . - Top soil (----cum) used for gardening on site and remaining soil (----- cum) will be use for another site. - Excavated Murum filling in bldg plinth - Avoid excavation during high windy day & heavy monsoon day. - Anticipate the rains and see that no water logging takes place as also a need to keep traps on storm water drain - Proper management of landscape and the ecology of the site would be vital to give a pleasing aesthetic and visual impact both for residents while at the same time minimizing negative impacts on the land and ecological environment. - Landscaping activity shall be started during construction phase itself.	- The site is barren land. The proponent has assured to plant 532 trees on ground & 60 on podium and develop Green area of 12902.02 m² within the project site. - Ensure maintenance of lawn & Tree plantation with provision of work force, tools & watering arrangement. - The trimming to be conducted routinely & especially at the advent of monsoon to avoid power failure due to this reason. - Dropping leaves to be collected & used for mulching & not to burn openly. - To see that Proper landscaping is designed by the landscape architect that are of native species, having good canopy capable of barricading noise, wind borne dust and suitable to absorb the treated waste water with a no. of species of biodiversity. - In order to enhance biodiversity by attracting caterpillars, butterflies, other animals, including avifauna in the area, there is a need to plant certain varieties of plants under green belt development scheme. Accordingly, depending on preference, it is recommended to plant. -are suggested to include in green belt area.

ENVIRONMENTAL MONITORING PLAN

During Construction Phase – Per year

Sr. No.	Pollution Monitoring	Parameters	Frequency	Location	Total Rs. (In Lacs)
1	Air quality	PM10,PM2.5,SO2, NOX,CO & HC	Quarterly	At major Construction area	0.48*
2	Noise Level	Equivalent noise level	Daily	At major Construction area.	
3	Drinking Water Analysis	Analysis of water for physical, chemical, bacteriological parameters.	Monthly	At source (Grampanchayat / tankers)	0.60*
	Total				1.08

*Included on slide no. 57

5. FUNDS

For management & monitoring For Construction & operation

DURING CONSTRUCTION PHASE

Sr. No.	Attributes	Parameter	Set-up Cost (Rs. In lacs)	O & M Cost per annum (Rs. In lacs)
1	Air Environment	Water For Dust Suppression	--	2.16
		Air & Noise monitoring	--	0.48*
2	Water Environment	Tanker water for construction	--	3.24
		Water monitoring	--	0.60*
3	Land Environment	Site Sanitation	0.80	0.96
4	Biological Environment	Gardening	10.6	
		Top soil preservation cost	--	0.75
5	Socio- Economic Environment	Disinfection- Pest Control	--	0.18
		First Aid Facilities	0.18	--
		Health Check Up	--	0.20
		Creches for children	3.00	--
		Personal protective equipment	--	1.22
		Total	14.58	9.79

** Breakup given on slide no.58



ENVIRONMENTAL MONITORING PLAN

During Operational Phase

Sr. No.	Environmental Monitoring	Parameters	Cost per Year (Rs.)
1	Ambient Air quality	PM ₁₀ , PM _{2.5} , SO ₂ , NO _x , CO	48,000
2	Noise Level	Equivalent noise level	
3	Exhaust from DG Set	SPM, SO ₂ , NO _x	18,000
4	Drinking Water	pH, Temperature, EC, Turbidity, Total dissolved solids, Calcium, Magnesium Total hardness, Chlorides, Sulphates, Nitrates, DO, COD, BOD, Iron, Zinc Manganese (Physico- chemical and bacteriological parameters as per the source and utilization of water)	4,000
5	Rain Water Harvesting	pH, Temperature, EC, Turbidity, Total dissolved solids, Calcium, Magnesium Total hardness, Chlorides, Sulphates, Nitrates, DO, COD, BOD, Iron, Zinc Manganese (Physico- chemical and bacteriological parameters as per the source and utilization of water)	-
6	Sewage from STP	pH, BOD, COD, TSS TDS	365,000
7	As E (P) act	Colour and Odour, ss, Particulate size of suspended solids, pH, Temp. , o&G, Ammonium N, Total Kjeldahl Nitrogen, Free ammonia, BOD, COD, AS, Hg, Pb, Cr+6, Cr, Cu, Ni, CN, F, Dissolved Phosphates, Sulphide, C ₆ H ₅ OH, Manganese, Fe, V, Nitrate Nitrogen.	94,200
8	Swimming Pool	pH, Total residual chlorine, Cl, color, Turbidity, odour, taste	438,000
		Total Alkalinity, Aluminium, DO, Total dissolve solids, Iron, Heavy metals	16,000
9	OWC Manure	pH, Conductivity, Colour, Bulk Density, Organic Carbon, Total Nitrogen as N, Total Phosphate as P ₂ O ₅ , Total Potash as K ₂ O, C:N ratio, Moisture Content	20,000
			1,003,200

** Included on slide no. 59

ENVIRONMENTAL MANAGEMENT PLAN WITH BUDGETARY ALLOCATION
During Operational Phase

Parameter	Total Set Up Cost Rs. In lacs	Criteria	Operational and Maintainace Cost (Rs. In Lacs Per Year)	Criteria
STP cost	105.75	--	25.58	
Rain water harvesting	15.65	Rs. 62,600/Pit	8.75	Rs. 35,000/ pit
Environmental monitoring	---	MoEF approved laboratory	10.03	---
Solar water heating (Each flat ----lit/ flat)	24.75	Rs. ----/---- Panel of capacity ---- lit each	-----	---- % of Setup cost
Gardening	322.49	---	11.50	---- / sq ft / annum
Solid waste management	39.24	Mechanical Composter	-----	Labour, Power, Consumables
Swimming pool	35.34			
Total				

**** Breakup given on slide no.60**

EC NO.	Environmental Clearance Letter No. EC24C3801MH5363154N dated 08 th July 2025.
Project Name	“Anshul Kanvas” by M/s. Anshul Bhosale Realty
Location	S.No. 663 , Village Wagholi , Tehsil Haveli. District Pune, State Maharashtra
Developer	Unit – 501, Karan Tej Bonita, CTS No. 1187/16. Off of Ghole Rd, Shivajinagar, Pune 411005

Environmental Clearance Compliance Conditions		
SPECIFIC CONDITIONS		
A. SEAC CONDITIONS		
Sr. No.	Particulars	Status
I	PP to obtain NOC letter from existing Bungalow owners / inhabitants in the project site.	Refer Annexure - _12C for letter from existing bungalow owner.
II	PP to explore provision of permeable pavement in open parking areas.	Noted. We will follow the same.
III	With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.	Noted. We have submitted the undertaking for the same. Refer Annexure – 12D
IV	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.	We have obtained the IOD layout. Refer Annexure - 13

V	PP to prepare and implement plan to make proposed project a plastic free zone.	Noted. We will make necessary provision to make our project a Plastic Free Zone.
VI	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.	Noted.
VII	PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.	Noted.
VIII	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	We will provide Electric charging facility.
IX	PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source	Noted. We have proposed Energy saving of 24 %.
B. SEIAA CONDITIONS		
I.	PP has provided mandatory RG area of 2104.66 m ² on mother earth. authority to ensure the compliance of the same.	Noted.
II.	This EC is restricted height of building C, D and F up to 57m as per CFO NOC dated 3.05.2024.	Complied. Refer Annexure __ for the Fire NOC.
III.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted. We will try to comply the condition.
IV.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted. We have proposed Energy saving of 24 %.
V.	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 try to comply the condition.
VI.	SEIAA after deliberation decided to grant EC for FSI- 66,134.86 m ² , Non FSI- 34,068.37 m ² , Total BUA- 1,00,203.23 m ² . (Plan approval No-1499 dated 28.05.2024).	Noted.
GENERAL CONDITIONS		

A. CONSTRUCTIONS 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.	The solid waste generated segregated at the source by flat owners in 2 different colored buckets. The Biodegradable waste will be treated on daily basis through OWC and end product will be used as Manure. The Non- Biodegradable waste will be handed over to Authorized Vendors.
II.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Noted.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted.
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.	Noted.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted.
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.	Noted.
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.	We use effective fixtures which use water efficiently and are with motion sensors.
X.	The Energy Conservation Building code	Noted.

	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.	Top soil will be stock piled and maintained for green belt development.
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.	Noted.
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.	We test the soil sample every six monthly.
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.
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.	Noted
XVI.	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.	Noted. Vehicles are checked for PUC certificate. Regular Maintenance of construction vehicles were carried out to keep them in good condition during construction phase.
XVII.	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.	The Noise level as well as air pollution is monitored regularly from MoEF Recognized Laboratory. Environmental Monitoring report is attached herewith. Annexure --__
XVIII.	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 D G Sets. Use low sulphur diesel is preferred. The location of	Noted.

	the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	
XIX.	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.	Noted.
B. OPERATION PHASE		
	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.	We will segregate the Waste.
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016	Noted.
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.	Noted.
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	Noted.

	installed and made functional including water requirement.	
V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Required measures have been taken to avoid traffic congestion. Proper Parking Space is allotted to every Car.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	We will provide Electric charging facility.
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.	Noted
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted.
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.	We provide separate Environment Management Cell for implementation of stipulated environmental safeguards
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 parivesh.nic.in	Provision made for separate funds for implementation of environmental protection measures/EMP and same has been included in project cost. In this regard all the reporting will be done on timely manner to concerned authorities.
XII.	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	Noted.

	any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
XIII.	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 CONDITIONS		
I.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	We will abide all the terms and conditions.
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.	Noted Consent to Establish has been obtained. Refer Annexure No. VII
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.	Noted and Complied
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.	We regularly submit the Half Yearly Compliance on 1st June and 1st December Every Year. We carry out Environment Monitoring at the site, report of the same is attached herewith. Refer Annexure No. V
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	We will regularly submit the environment statement after getting Consent to Operate from MPCB.

	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.	Noted
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that 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.	Noted
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.	Noted
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,	Noted.

	1986	
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted
9.	Any appeal against this 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.	Noted

Monitoring Reports

TEST REPORT (Ambient Air)

Report No.	NLES/25-26/11/AA/RE/712	Report Issue Date	12/11/2025
Name and Address of Customer	M/s. Anshul Bhosale Realty - "Anshul -Kanvas" Survey No. 663, Wagholi, Taluka -Havell, District - Pune, Maharashtra		
Discipline	Chemical	Date & Time of Sampling	07/11/2025
Group	Atmospheric Pollution	Sampling Procedure	IS 5182 Part 5
Sub Group	Ambient Air	Sampling done by	Lab Representative
Sampling Location	Nr. Main Gate	Dry bulb temperature	32°C
Wet bulb temperature	27°C	Relative Humidity	51%
Start Date of Analysis	08/11/2025	End Date of Analysis	12/11/2025
Instrument Details	Make	Shree Scientific Equipment and Calibration.SSEC/A22133/A22117	
	Instrument ID No.	NLES/Lab/Inst/75	
	Calibration Status	Calibration on: 16/03/2025, Due On 15/03/2026	

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	10.4	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	14.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	42.5	µg/m ³	≤ 100	IS 5182 (Part 4), 1999
4	Particulate Matter PM _{2.5}	20.6	µg/m ³	≤ 60	IS 5182 (Part 24), 2019
5	Ozone (O ₃)	8.32	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	<5.0	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.63	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11

Remark- All above results is within the limit prescribed by National Ambient Air Quality standards.

BDL – Below Detectable Limit.

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Kalyani
Reviewed By
(Ms. Kalyani Gore)



Abhishek
Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT (Ambient Air)

Report No.	NLES/25-26/11/AA/RE/713	Report Issue Date	12/11/2025		
Name and Address of Customer	M/s. Anshul Bhosale Realty - "Anshul –Kanvas" Survey No. 663, Wagholi, Taluka -Haveli, District – Pune, Maharashtra				
Discipline	Chemical	Date & Time of Sampling	07/11/2025		
Group	Atmospheric Pollution	Sampling Procedure	IS 5182 Part 5		
Sub Group	Ambient Air	Sampling done by	Lab Representative		
Sampling Location	Nr. C Building	Dry bulb temperature	25 ⁰ C		
Wet bulb temperature	20 ⁰ C	Relative Humidity	38%		
Start Date of Analysis	08/11/2025	End Date of Analysis	12/11/2025		
Instrument Details	Make	Shree Scientific Equipment and Calibration.SSEC/M2012B/A22139			
	Instrument ID No.	NLES/Lab/Inst/76			
	Calibration Status	Calibration on: 16/03/2025, Due On 15/03/2026			
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	12.1	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	17.3	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	39.6	µg/m ³	≤ 100	IS 5182 (Part 4), 1999
4	Particulate Matter PM _{2.5}	16.3	µg/m ³	≤ 60	IS 5182 (Part 24), 2019
5	Ozone (O ₃)	7.36	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	<5.0	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.44	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11
Remark- All above results is within the limit prescribed by National Ambient Air Quality standards. BDL – Below Detectable Limit.					

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Kalyani
 Reviewed By
 (Ms. Kalyani Gore)



Abhishek
 Authorized Signatory
 (Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT (Ambient Air)

Report No.	NLES/25-26/11/AA/RE/714	Report Issue Date	12/11/2025
Name and Address of Customer	M/s. Anshul Bhosale Realty - "Anshul -Kanvas" Survey No. 663, Wagholi, Taluka -Haveli, District - Pune, Maharashtra		
Discipline	Chemical	Date & Time of Sampling	07/11/2025
Group	Atmospheric Pollution	Sampling Procedure	IS 5182 Part 5
Sub Group	Ambient Air	Sampling done by	Lab Representative
Sampling Location	Nr. Commercial Space	Dry bulb temperature	25°C
Wet bulb temperature	20°C	Relative Humidity	38%
Start Date of Analysis	08/11/2025	End Date of Analysis	12/11/2025
Instrument Details	Make	Shree Scientific Equipment and Calibration, AAQM240 /230917	
	Instrument ID No.	NLES/Lab/Inst/98	
	Calibration Status	Calibration on: 28/11/2024, Due On 27/11/2025	

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications [NAAQ Standards]	Methods
1	Sulphur Dioxide (SO ₂)	11.6	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	14.2	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	36.9	µg/m ³	≤ 100	IS 5182 (Part 4), 1999
4	Particulate Matter PM _{2.5}	18.6	µg/m ³	≤ 60	IS 5182 (Part 24), 2019
5	Ozone (O ₃)	9.36	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	<5.0	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.66	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene (C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11

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

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Kalyani
Reviewed By
(Ms. Kalyani Gore)



Abhishek
Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT

Report No.	NLES/25-26/11/NI/RE/715		Report Issue Date	12/11/2025
Name and Address of Customer	M/s. Anshul Bhosale Realty - "Anshul –Kanvas" Survey No. 663, Wagholi, Taluka -Haveli, District – Pune, Maharashtra			
Discipline	Chemical			
Group	Atmospheric Pollution			
Sub Group	Noise Level Monitoring			
Sample Name	Ambient Noise			
Date of Sampling	07/11/2025			
Method of Sampling	IS 9989: 1981			
Sampling Duration	Spot Noise			
Sampling done by	Lab Representative			
Instrument Details	Make	LUTRON SL-4023SD		
	Instrument ID No.	NLES/Lab/Inst/06		
	Calibration Status	Calibration on:06/05/2025, Due On:05/05/2026		
Results				
Sr. No.	Location	Average Noise Level Reading dB(A)		Limits as per CPCB guidelines
		Day Time	Night Time	
1	Near Main Gate	53.6	44.3	During Day time = 55 dB (A) During Night time =45 dB (A)
2	Near Commercial Building	51.2	42.5	
3	Near C Building	50.3	40.9	
Remark- All above Noise level results are within Central Pollution Control Board Standards limit.				

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 (Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT (Stack Emission)

Report No.	NLES/25-26/11/ST/RE/716		Report Issue Date	12/11/2025	
Name and Address of Customer	M/s. Anshul Bhosale Realty - "Anshul –Kanvas" Survey No. 663, Wagholi, Taluka -Haveli, District – Pune, Maharashtra				
Discipline	Chemical	Sample Description	Stack Material: MS		
Group	Pollution & Environment.		Stack Height: 3.2 m		
Sub Group	Stack Emission		Stack Type: D G Stack		
Date of Sampling	07/11/2025		Sampling Location	DG S # 1 (125 KVA)	
Sampling done by	Lab Representative		Sampling duration	15 Mins	
Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring				
Start Date of Analysis	08/11/2025		End Date of Analysis	12/11/2025	
Instrument Details	Make/ Model No.		Shree Scientific and Calibration /SEM-150,220508		
	Lab ID		NLES/Lab/Inst/01		
	Calibration Date		Calibration on: 06/05/2025, Due On 05/05/2026		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	241	°K	--	--
2	Differential Pressure	3.9	mm WG		
3	Velocity	5.82	M/s		
4	Dimensions of Stack	0.10	Mtr.		
5	Stack Area	0.0078	M ²		
6	Gas Volume	203.4	Nm3/Hr		
7	Suspended Particulate Matter	63.1	mg/NM ³	<150	IS 11255 (Part 1)
8	Sulphur Dioxide (SO ₂)	36.5	mg/NM ³	--	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.17	Kg/day	--	IS 11255 (Part 2)
10	Nitrogen Dioxide (NO ₂)	39.1	mg/NM ³	--	IS 11255 (Part 7)
Remark : All Parameters are within MPCB Limits.					

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 (Ms. Kalyani Gore)



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 (Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT

Report No		NLES/25-26/11/DW/RE/717		Issue Date		12/11/2025	
Name and Address of Customer		M/s. Anshul Bhosale Realty - "Anshul –Kanvas" Survey No. 663, Wagholi, Taluka -Haveli, District – Pune, Maharashtra					
Discipline		Chemical		Date of Sample Collection		07/11/2025	
Group		Water		Sample Quantity		2 Lit. plastic Can	
Sub Group		Drinking Water		Sampling Procedure		IS 10500:2012	
Sample Description		Office		Sample Status		Liquid & Sealed	
Sample Collected by		Lab Representative					
Start Date of Analysis		08/11/2025		End Date of Analysis		12/11/2025	
Results							
Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500:2012)Max	Methods		
1	Colour	<5.0	Hazen	5	IS 3025 (Part-4)		
2	Odour	Agreeable	-	Agreeable	IS 3025 Part-5		
3	pH at 25°C	7.2	-	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed. 2023		
4	Turbidity	<1.0	NTU	1	IS 3025 Part-10		
5	Total Dissolved Solids	163	mg/l	500	APHA 2540 C, 24 th Ed. 2023		
6	Calcium (as Ca)	10.9	mg/l	75	APHA 3500 Ca B , 24 th Ed. 2023		
7	Chloride (as Cl)	16.3	mg/l	250	APHA 4500 Cl-, B 24 th Ed. 2023		
8	Fluoride (as F)	0.88	mg/l	1.0	APHA 4500 F- D 24 th Ed. 2023		
9	Magnesium (as Mg)	3.65	mg/l	30	APHA 3500 Mg A, 24 th Ed. 2023		
10	Nitrate (as NO ₃)	18.6	mg/l	45	APHA 4500 NO3- B 24 th Ed. 2023		
11	Sulphate (as SO ₄)	29.6	mg/l	200	APHA 4500 SO4 E, 24 th Ed. 2023		
12	Total Alkalinity (as CaCO ₃)	82.3	mg/l	200	APHA 2320 B , 24 th Ed. 2023		
13	Total Hardness (as CaCO ₃)	41.3	mg/l	200	APHA 2340 B, 24 th Ed. 2023		
14	Iron (as Fe)	0.84	mg/l	≤1.0	IS 3025 (Part-02)		
15	E Coli	Absent	Absent/100ml	Absent/100ml	IS 1622(R.A.1996)		
16	Total Coliform	Absent	Absent/100ml	Absent/100ml	IS 1622(R.A.1996)		

Remark: The above water sample is Comply with required limit as per IS 10500:2012.

For Total Coliform & E.coli. Absent can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-3].

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Kalyani
Reviewed By
(Ms. Kalyani Gore)



Abhishek
Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT

Report No:	NLES/25-26/11/WW/RE/718		Issue Date	12/11/2025	
Name and Address of Customer	M/s. Anshul Bhosale Realty - "Anshul –Kanvas" Survey No. 663, Wagholi, Taluka -Haveli, District – Pune, Maharashtra				
Discipline	Chemical	Date of Sample Collection		07/11/2025	
Group	Pollution & Environment	Sample Quantity		02 Litres	
Sub Group	Waste Water	Sampling Procedure		APHA	
Sample Description	STP Outlet	Sample Status		Liquid & Sealed	
Sample collected by	Lab Representative				
Start Date of Analysis	08/11/2025		End Date of Analysis	12/11/2025	
Results					
Sr. No.	Parameters	Results	Unit(s)	MPCB Limits	Methods
1	pH at 25°C	7.3	-	5.5-9.0	APHA 4500, H+, B: 24 th Ed.2023
2	Total Suspended Solids (TSS) at 103°C to 105°C	15.0	mg/l	20.0	APHA2540, D, 24 th Ed. 2023
3	Chemical Oxygen Demand	26.9	mg/l	<50	IS 3025 (Part 58), 2006
4	Biochemical Oxygen Demand (BOD) 3 days at 27°C	5.0	mg/l	<10	IS 3025 (Part 44), 2019
5	Ammonical nitrogen (as N)	<5	mg/l	<5	APHA-4500-NH3-N-F, 24 th Ed.2023
6	Total Nitrogen	4.1	mg/l	<10	APHA 4500 N - C, 24 th Ed.2023
7	Faecal Coliform	26.9	mg/l	<100	IS 1622: 2019
Remark : All Parameters are within MPCB Limits.					

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(Ms. Kalyani Gore)



Abhishek
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(Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT				
Sample ID	NLES/25-26/11/SI/RE/719		Issue Date	12/11/2025
Name and Address of Customer	M/s. Anshul Bhosale Realty - "Anshul –Kanvas" Survey No. 663, Wagholi, Taluka -Haveli, District – Pune, Maharashtra			
Discipline	Chemical	Date of Sample Collection	07/11/2025	
Group	Pollution & Environment	Sample Quantity	01 kg	
Sub Group	Soil / Sediments	Sampling Procedure	Manual of Soil Testing	
Sample Description	Soil – Garden Area	Sample Status	Solid & sealed	
Sample Collected by	Lab Representative			
Start Date of Analysis	08/11/2025	End Date of Analysis	12/11/2025	
Results				
Sr. No.	Parameters	Units	Results	Methods
1	Colour	Dark Brown	--	APHA : 22 nd edition-(2540-E) IS:2720(Part 26),Rev:2016 IS 14767:2021
2	pH	7.4	--	
3	Electrical Conductivity	159.0	µs/Cm	
4	Chloride as Cl-	4.3	mg/Kg	Soil chemical Analysis by M.L Jackson
5	Sulphate as SO4--	3.4	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri.
6	Iron as Fe	0.77	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, 17B Page No.107:2011)
7	Available Sodium as Na	0.63	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149:2011)
8	Available Potassium as K	19.3	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149:2019)
9	Available Phosphorous as PO4	41.2	Kg/ha	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.95:2011)
10	Calcium as Ca	26.9	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.104:2011)
11	Magnesium as Mg	36.5	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.104:2011)
12	Water Holding Capacity	39	%	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149:2019)
13	Bulk Density	4.1	g/cm3	IS:2720(Part 14)2020
14	Water Content/Moisture	6.9	%	IS 2720(Part 22)2020
15	Texture	Clay	--	APHA : 22 nd edition-(2540-E)

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(Mr. Abhishek Tope)

*****End of Report*****

Copy of Environmental Clearance



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, अंधा, पुणे - ४११ ००७

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

Ph No. : 020- 259 33 344 / 336 / 333 / फॅक्स नं. : ०२०- २५९ २३ ३४४ / ३५५ ०३० Email: info@pmrda.pune.org

जा.क्र.बीएचए/मौ.बाघोली/ग.नं.६६३/प्र.क्र. ९४०/१७-१८

दि.०५/३/२०१७

पर्यावरण अटी व शर्ती

(शासन निर्णय क्र. TPS-१८१६/CR-४४३/१६-DP Directors/UD-१३ दि.१३/०४/२०१७ नुसार)

प्रति,

मा. महानगर नियोजनकार
बांधकाम परवानगी विभाग,
पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

मौजे बाघोली, ता. हवेली, पंधारन ग.नं. ६६३, क्षेत्र - ५०,८००.०० चौ.मी. शेतावरील समूह गृहबांधणी प्रकल्पामधील रेखांकन/ इमारत पर्यावरण ना झरकत दाखला मिळणेबाबते प्राधिकरणाकडील Environment Cell कडे प्रस्ताव सादर केलेला आहे.

केंद्र शासनाच्या पर्यावरण मंत्रालयाने MOE & Notification No. ५०३९९९१(६) दि.१ डिसेंबर २०१६ अन्वये ५००० चौ.मी. ते १,५०,००० चौ.मी. बांधकाम क्षेत्र असलेल्या गृहप्रकल्पांना / बांधकामांना लागू असलेल्या Environmental Norms हे बांधकाम विभाग नियंत्रण नियमावली मध्ये समाविष्ट करण्याबाबत निर्देश दिलेले आहेत. तसेच शासन नगर विकास विभागाकडील अधिसूचना क्र. TPS-१८१६/CR-४४३/१६-DP Directors/UD-१३ दि.१३/०४/२०१७ रोजीच्या अधिसूचनेनुसार बांधकाम परवानगी सोबत पर्यावरणसंबंधी देवताले अटी व शर्ती एकत्रितपणे अजंदासारखे कळविण्यास निर्देश दिलेले आहे.

सदर प्रस्तावाच्या अनुषंगाने पर्यावरण समिती मार्फत छानवी करून याबाबतची टिपणी व पॉरीशिट व मधील पर्यावरणीय अटी व शर्तीचा मसुदा मा. महानगर आयुक्त यांनी मान्य केलेला असून उपरोक्त शासन अधिसूचनेनुसार सदर पर्यावरण अटी व शर्तीचा समावेश विकास परवानगी व प्रारंभ प्रमाणपत्राबाबत करणे आवश्यक असल्याने त्याबाबत पुढील कार्यवाही करण्यात यावी ही विनंती.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने




महानगर आयुक्त
तथा

मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे कार्यालय.

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

परिशिष्ट व
पर्यावरणीय अटी व शर्ती

प्रकल्पाची संक्षिप्त माहिती

- १) प्रकल्पाचे नाव - " अंशुल कॅनवास "
- २) अंदाजे खर्च - रु. १५९ कोटी
- ३) एकूण सदनिका - ८०६
- ४) जास्तीत जास्त इमारत उंची - ३९ मी.
- ५) एकूण वापरकर्ते - ४०३०, फ्लोटींग - १८४
- ६) बांधकाम क्षेत्र (FSI + Non FSI) = ६३,९२५.९८ चौ. मी.
- ७) छाननी शुल्क - ५ लक्ष (प्रमाणे पु.म.प्र.वि.प्रा. पुणे कडे जमा करण्यात आला आहे.)

१)	Land Environment
	१) संकल्पनात्मक नकाशा जोडला असून इमारत संरचना खालील प्रमाणे आहे. इमारत क्र. A, E - P + 12 इमारत क्र. B, C, D, F, G, H, I - P + 11 बंगलो - G + 1 एकूण १० इमारत २) वास्तुविशारद यांनी प्रमाणित केलेले बांधकाम क्षेत्राचा तपशील खालील प्रमाणे आहे. जमीन क्षेत्रफळ - ५०,८००.०० चौ.मी. बांधकाम क्षेत्र (FSI) - ४९,७९१.८२ चौ. मी. बांधकाम क्षेत्र (Non FSI) - १४१३४.८२ चौ.मी. एकूण बांधकाम क्षेत्र - ६३,९२५.९८ चौ. मी. ३) पाणी वापर - बांधकाम दरम्यान - ३४ घ. मी. / दिन ऑपरेशन चरण - ५७३ घ. मी. / दिन ४) वीज आवश्यकता - बांधकाम दरम्यान - ३३ KW ऑपरेशन चरण - ४८८० KW ५) पार्किंग - गाडी - ४०९ दुचाकी - १२१३ सायकल - १२१३ एकूण - २८३५ ६) सदर प्रकल्प नियोजित विकास आराखड्यानुसार असल्याने विद्यमान सुविधांवर कोणताही मोठा प्रभाव होणार आहे. ७) कंदूर नकाशा जोडला असून सदर नकाशाचे अवलोकन केल्यास निदर्शनास येते की, कोणत्याही प्रकारचे जमीनीचे क्षारण व अस्थिरता निर्माण होणार नाही. ८) सदर प्रकल्प सध्याच्या नैसर्गिक निचरा व्यवस्थेमध्ये बदल करणार नाही. ९) एकूण उत्खनन ९५५० घ. मी. प्रस्तावित असून त्या पैकी बँकफिल करिता ७१६२.२५ घ. मी. व ३२०० घ. मी. जागा समतल करण्याकरीता वापरण्यात येईल. १०) बांधकाम कालावधीमध्ये एकूण ३४ घ. मी. पाणी वापर व १३ घ. मी. सांडपाणी निर्माण होण्याचे प्रस्तावित आहे. सदर सांडपाणी प्रक्रियेकरिता खडी भिजवून असलेला सेप्टिक टाकी प्रस्तावित आहे. ११) प्रस्तावित प्रकल्पामुळे पाणथळ जागेत कोणताही बदल होणार नाही. १२) सदर प्रकल्पामुळे आरोग्य धोका निर्माण होणार नाही या करिता विकसनकर्त्याने खालील बाबींची पूर्तता करण्याची हमी दिली आहे. a) ३.० मी. बॅरीकेडिंग करणे b) धूळ धोरणांसाठी पाणी शिंपडणे c) वैयक्तिक संरक्षण उपकरणे देणे.



२)	Water Environment
	१) Water Balance Chart चा तपशील खालील प्रमाणे शुद्ध पाणी वापर - ३६३ घ. मी./ दिन फ्लशिंग पाणी वापर - १८२ घ. मी./ दिन लॅंडस्केपिंग पाणी वापर - २४ घ. मी./ दिन एकूण पाणी वापर - ५७९ घ. मी./ दिन सांडपाणी निर्मिती - ५१७ घ. मी./ दिन उपचार केलेले अतिरिक्त पाणी - ३९१ घ. मी./ दिन २) पाणीपुरवठा ना हरकत दाखला जोडलेला असून बाघोली ग्रामपंचायत यांच्याकडून पाणी पुरवठा ना हरकत दाखला प्राप्त आहे. ३) जलशुद्धीकरण केंद्र प्रस्तावित केले असून सदर प्रक्रिया दर्शवण्यात आली आहे व त्याचा तपशील खालील प्रमाणे आहे. Water softner / Filtration Plant - ३१० मी. / तास R.O. Plant - ६ घ. मी. / तास ४) सदर प्रकल्पामधील नळांना Low Flow Aerators बसविण्याचे प्रस्तावित आहे. ५) सदर प्रकल्पामधील मलनिःसारण यंत्रणे मधून एकूण ५१७ घ. मी./ दिन इतके पाणी पुनर्वापर करण्याचे प्रस्तावित आहे. ६) सदर प्रकल्पामधून पाण्याचे फेरफार अपेक्षित नाही. ७) Hydrogeological report सादर केला असून पावसाच्या पाण्याचा तपशील खालील प्रमाणे : a) छप्पराच्या वरच्या पावसाचे पाणी - ४५६७मी.३ / दिन b) रिचार्ज पिटचा आकार - २ m × २ m × २ m c) प्रत्येक रिचार्ज पिटची साठवण क्षमता - ५१.४८ घ.मी./ दिन d) प्रस्तावित रिचार्ज पिट व बोर २४ (किमान १ बोर ५,००० चौ. मी. करिता) e) पावसाच्या पाण्याचा रिचार्ज उचळ सच्छिद्र पर्यंत मर्यादित ठेवण्यात येईल. ८) सदर प्रकल्पामुळे Water logging व Flooding अपेक्षित नाही व खालील बाबींची पूर्तता करण्यात आली आहे. a) वाढळ पाणी निचरा करण्याकरिता जलवाहिनी - ६०० dia b) सीमा भिंत उभारण्यात येईल. c) एकूण १००७ चौ.मी. Grass Pavers लावण्यात येईल जेणेकरून जास्तीत जास्त पाणी पाझरण्यात येईल. d) Storm Water Layout जोडण्यात आला आहे. ९) बांधकाम कामगार काम करते वेळेस अस्वच्छ परिस्थिती निर्माण न होण्याकरिता खालील बाबींची पूर्तता करण्यात आली आहे. a) Mobile Toilets बसवण्यात येतील. b) कचरा विषमता करण्याकरिता वेगळे कुड्या ठेवण्यात येतील. c) कीटक नाशक फवारे देळोवेळी मारण्यात येतील. १०) सांडपाणी प्रक्रिया संयंत्राबाबत सविस्तर माहिती जोडण्यात आले असून त्याचा तपशील खालील प्रमाणे S.T.P. 1 - ३०५ मी./ दिन S.T.P. 2 - २४५ मी./ दिन Sewage treatment technology-MBBR technology Input B.o.D 3 days @ 27deg C : < 250 ppm Output B.o.D 3 days @ 27deg C : < 20 ppm ११) उपचार केलेल्या अतिरिक्त पाण्याची C.P.C.B.च्या नियमावलीनुसार विल्हेवाट करण्यात येईल. १२) सांडपाणी यंत्रणेमधून निघणाऱ्या गाळानी विल्हेवाट C.P.H.E.E.O च्या नियमावलीनुसार करण्यात



	येईल. १३) दुहेरी नलिका वापरून grey व black water वेगळे करण्यात येईल.
३)	Vegetation
	१) सदर प्रकल्पामुळे जैवविविधतेवर कोणताही धोका निर्माण होणार नाही. २) झाडे लावण्याचा नकाशा जोडण्यात आला असून त्याचा तपशील खालील प्रमाणे आहे. a) विद्यमान झाडे - ०५ b) कापण्याकरिता प्रस्तावित झाडे - ० c) प्रत्यारोपणकरिता प्रस्तावित झाडे - ० d) प्रस्तावित नवीन झाडे - ६३५ (किमान ८० चौ. मी. ला १ झाड). e) सदर जमिनीवरील वरची माती पुनर्वापर करण्यास प्रस्तावित आहे. f) झाडे लावताना मुळ प्रजातींना प्राधान्य दिले जाईल.
४)	Fauna
	सदर प्रकल्पामुळे जीवजंतुंवर कोणताही मुख्य प्रभाव होणार नाही.
५)	Air Environment
	१) सदर प्रकल्पामुळे हवेतील प्रदूषणावर कोणताही मुख्य प्रभाव होणार नाही व सध्या असलेली वायु प्रदूषण पातळी खालील प्रमाणे आहे. वाहनांच्या उत्सर्जनामुळे या प्रकल्पाचा कुठल्याही प्रकारची उष्णता होती. वाहनातून गॅस उत्सर्जन कमी करण्यासाठी, पुरेशी विस्तृत अंतर्गत रस्ता असलेल्या प्रकल्पात योग्य प्रवेश / निर्गमन प्रस्तावित केला आहे. साइटवर आणि आसपासच्या मूलभूत वातावरणाची हवा गुणवत्ता पाहण्यात आली आहे आणि खालील तक्त्यामध्ये दर्शविली आहे. धूक आघारभूत वातावरणाची हमी योग्य मर्यादित असल्याने, वायूचे एकाग्रतामध्ये परिणामस्वरूप वाढ देखील मर्यादितच आत असेल. मानक पातळी SO ₂ - १४.७ ८० NO _x - २३.५ ८० PM ₁₀ - ७२.२ १०० PM _{2.5} - २८.६ ६० २) वायु प्रदूषण कमी करण्याकरिता खालील बाबींची पूर्तता करण्यात आली आहे. a) ३.० मी. उंचीचे Barricading b) धुळीवर पाणी शिंपणे c) धुळ मास्क घासणे d) चाके धुण्याची सोय बसवणे e) ट्रकच्या हौदाला ताडपत्रीने झाकणे. ३) बाह्यतुल्य नियंत्रण व पार्किंग नकाशा जोडण्यात आला असून त्याचा तपशील खालील प्रमाणे आहे. ४) पार्किंग - गाडी - ४०९ दुचाकी - १२१३ सायकल - १२१३ एकूण - २८३५ सदर पार्किंग प्रचलित बांधकाम नियमावलीप्रमाणे आहे व क्षेत्र खालील प्रमाणे आहे. a) रस्ते व driveways - १७०४३.१० चौ. मी. b) पादचारी मार्ग - १६८.५२ चौ.मी. ५) सदर प्रकल्पाकरिता D.G. Set प्रस्तावित असून exhaust pipe C.P.C.B. च्या प्रचलित नियमावली नुसार लावण्यात येतील.
६)	Aesthetics
	१) सदर प्रकल्पामधील इमारत प्रचलित बांधकाम नियमावलीनुसार प्रस्तावित असल्याने दोन इमारतीमधील अंतर, set back अंतर व इमारत वरची मोठा प्रभाव होणार नाही व त्याचा तपशील

	खालीलप्रमाणे आहे. a) जास्तीत जास्त इमारतीची उंची - ३९ मी. b) Set back Margin - ९ मी. c) दोन इमारतीमधील अंतर - ६ मी. d) वळण त्रिज्या - ९ मी. २) अस्तित्वात असलेल्या इमारतीकरिता प्रवेश व प्रस्तावित असलेल्या इमारतीचा प्रवेश वेगळा असेल जेणेकरून रहिवासींना कमी असुविधा होईल. ३) सदर प्रकल्पाच्या परिसरात पुरातन शाश्वत साइट नाही.
८)	Building Materials
	१) Fly ash Notification, 1999 प्रमाणे Fly ash चा वापर R. C. C. बांधकाम व Plaster साठी प्रस्तावित आहे. २) Reinforcement चा वापर प्रस्तावित आहे. ३) Wooden flush door चा वापर प्रस्तावित आहे. ४) Vitrified tile and Ceramic चा वापर प्रस्तावित आहे ५) छिडक्यांकरिता 4mm plane चा वापर प्रस्तावित आहे.
९)	Solid Waste Management
	१) घन कचरा नियंत्रणा बाबत खालील बाबींचा समावेश आहे. a) सुका व ओला कचरा वेगवेगळ्या कुंड्यांमध्ये ठेवला जाईल b) सुका कचरा - १०९० kg / day c) ओला कचरा - १५९५.३ kg / day (किमान ०.३ kg / person/ day प्रमाणे) एकूण - २६८५.३ kg / day d) सुका कचरा अधिकृत विक्रेत्याला दिला जाईल e) ओला कचरा Organic Waste Composter मधून प्रक्रिया करून त्याचा वापर खत म्हणून केला जाईल. f) Solid Waste (Management) Rules, 2016, E- Waste (Management) Rules 2016 & Plastic Waste (Management) Rules, 2016 च्या तरतुदीचे पालन करण्यात येईल.
१०)	Energy Conservation
	१) वीज आवश्यकता a) स्रोत - M.S.E.D.C.L. b) बांधकाम वेळेस - ३३ KW c) ऑपरेशन चरण - ४८८० KW d) D.G. Set - २ nos x २५० KVA e) Transformer - ४ nos x ६३० KVA २) खालील ऊर्जा संरक्षण पद्धतीचा समावेश करण्यात आला आहे . a) सामान्य क्षेत्रामध्ये एकूण ६ KW चे LED दिवे लावण्यात येतील b) गरम पाण्याकरिता एकूण १,०८,००० चे Solar Water Heating system लावण्यात येतील c) ऊर्जा कार्यक्षम असलेले पाण्याचे पंप बसवण्यात येतील. d) जिने, लिफ्ट, पार्किंग भागात Timer बसवण्यात येतील. e) Solar Photovoltaic Generation (Connected load च्या किमान १%) = ६ KW बसवण्यात येईल. ३) E.C.B.C. नियमांचे पालन करण्यात येईल ४) अग्निशमन विभागाने जारी केलेला ना हरकत दाखला प्रमाणे Fire Fighting System बसवण्यात येतील.



१८. बांधकाम कामगारांकरीता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
१९. पर्यावरणाच्या नियमांचे उल्लंघन केल्यास Environment (Protection) Act १९८६ च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.
२०. केंद्र शासनाच्या पर्यावरण विभागाकडील दि.९ डिसेंबर २०१६ रोजीचे Notification No. ५.०.३९९९(E) व दि. १३/४/२०१७ रोजीच्या शासन अधिसूचना TPS-१८१६/CR-४४३/१६-DP Directors/ UD-१३ अधिसूचन मधील अटी व शर्तीचे व अर्जदार यांनी सादर केलेल्या Form १A व Consolidated Statement च्या अर्जातील तरतुदींचे पालन करणे व या तरतुदींच्या पूर्ततेबाबत अहवाल Qualified Building Environment Auditor मार्फत दर ५ वर्षांनी सादर करणे अर्जदार यांचेवर बंधनकारक राहिल.
२१. अर्जदाराने पर्यावरण पायाभूत सुविधा बाबतचा अहवाल व Qualified Building Environment Auditor तर्फे कार्यपूर्तीबाबत प्रमाणपत्र भोगवटा प्रमाणपत्र घेणेपूर्वी सादर करणे बंधनकारक राहिल. वरील नमूद केलेल्या अटी व शर्तीची पूर्तता झाल्यानंतर भोगवटा प्रमाणपत्र देण्यात येईल.
२२. प्रस्तावातील इमारतीखालील व इतर विकसनशील जमिनीवरील २० सें.मी पर्यंत मातीच्या थराच्या थराचे जतन करून योग्य ठिकाणी साठा करून प्रस्तावातील झाडांच्या वृक्षारोपणासाठी वापरणे बंधनकारक राहिल.
२३. सार्वजनिक, खासगी, यांत्रिक, पादचारी व इतर वाहतुकीच्या नियोजनासाठी सर्व समावेशक गतिशीलता आराखडा तयार करून Ministry of Urban Development (MoUD) आणि Urban and Regional Development Plans Formulation and Implementation (URDPFI) च्या मार्गदर्शक तत्वांचे पालन करणे बंधनकारक राहिल.
२४. पर्यावरणीय अटींच्या पूर्ततेसाठी व अंमलबजावणी साठी पर्यावरणीय व्यवस्थापन आराखडा (Environment Management Plan) तयार करणे बंधनकारक राहिल. पर्यावरण पायाभूत सुविधेच्या देखभाल दुरुस्तीकरिता Environment Monitoring Cell ची स्थापना करावी लागेल ज्यामध्ये सहकारी गृहनिर्माण संस्थेचे पदाधिकारी असतील जेणेकरून प्रस्तावित सुविधेची कायमस्वरूपी देखभाल दुरुस्ती करण्यात येईल.
२५. वरील अटी व शर्तीच्या व्यतिरिक्त Water (Prevention and Control of Pollution) Act १९७४, the Air (Prevention of Pollution) Act १९८१, the environment (Protection) Act १९८६ व त्या अंतर्गत असलेल्या सर्व नियम, Hazardous wastes public liability Insurance Act, १९९१ व त्या अंतर्गत amendment च्या तरतुदींचे पालन करणे बंधनकारक राहिल.
२६. सदर प्रकरणी रक्कम रु. ५,००,०००/- छाननी फी पर्यावरण अनुमतीसाठी भरण्यात आलेली असून प्राधिकरणाच्या ठरावात या फी मध्ये बदल झाल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
२७. अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चूकीची / दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने




महानगर आयुक्त
तथा
मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.



File No: SIA/MH/INFRA2/481178/2024

Government of India

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



Dated 08/07/2025



To,

Deepak Vilasrao Jagtap
ANSHUL BHOSALE REALTY LLP
501, 4th floor, Bonita Apartment, CTS No - 1187/16, Ghole Road, Shivaji Nagar, Shivaji Nagar, PUNE,
MAHARASHTRA, 411005
legal@anshulgroup.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed expansion in Residential development "Anshul Kanvas" on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale realty LLP through Mr. Deepak V. Jagtap submitted to Ministry vide proposal number SIA/MH/INFRA2/481178/2024 dated 17/06/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5363154N
(ii) File No.	SIA/MH/INFRA2/481178/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed expansion in Residential development "Anshul Kanvas" on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale realty LLP through Mr. Deepak V. Jagtap
(vii) Name of Project	ANSHUL BHOSALE REALTY LLP
(viii) Name of Company/Organization	PUNE, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	no
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 05/05/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 05/05/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Deepak Vilasrao Jagtap under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1**Specific EC Conditions for (Building / Construction)****1. Specific**

S. No	EC Conditions
1.1	6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. 8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

Annexure 2**Details of Products & By-products**

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Residential building	Residential building	63925.98	36277.25	100203.23000000001	Sq.m	Construction project

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/481178/2024
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Anshul Bhosale Realty LLP,
 G. No. 663/1(P) – plot 1,
 Wagholi, Taluka – Haveli, Dist. – Pune.

Subject : Environmental Clearance for Proposed expansion in Residential Development "Anshul Canvas" on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.

Reference : Application no. SIA/MH/INFRA2/481178/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 196th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 5th May, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/481178/2024
2	Name of Project	Proposed expansion in Residential Development "Anshul Canvas" on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.
3	Project category	8a (B2)
4	Type of Institution	Private
5	Project Proponent	Name: Mr. Deepak Vilasrao Jagtap Regd. Office address: 501, 4 th floor, Barwa Apartment, CTS 1187/16, Ghole Road, Shivajinagar, Pune - 411005.
6	Consultant	Sustainera Solutions Pvt. Ltd.
7	Applied for	Expansion in EC
8	Details of previous EC	BUA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05/12/2017 for plot area – 50,800.00 m ² & BUA 63,925.98 m ²
9	Location of the project	G. No. 663 – Plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune
10	Latitude and Longitude	Latitude - 18°35'1.18"N, Longitude - 73°59'41.32"E
11	Total Plot Area (m ²)	21,980.00
12	Deductions (m ²)	933.36
13	Net Plot area (m ²)	21,046.64
14	Proposed FSI area (m ²)	66,134.86
15	Proposed non-FSI area (m ²)	34,068.37
16	Proposed TBUA (m ²)	1,00,203.23
17	TBUA (m ²) approved by	1,00,203.23 approved by PMRDA
18	Planning Authority till date	In PMC jurisdiction, special planning authority is Pune Metropolitan Region Development Authority (PMRDA)
19	Ground coverage (m ²) & %	5367.62 & 25.50 %

20	Total Project Cost (Rs.)	Rs. 181.17 Cr.					
21	CER as per MoFF&CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F. No. 22-65/2017 - 1A-III dated 20.10.2020					
22	Details of Building Configuration:					Reason for Modification /Change	
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A	P + 12	39.00	Building A	P + 12	39.00	No change
	Building B	P + 11	35.45	Building B	P + 12	38.40	1 floor increased
	Building E	P + 12	39.00	Building E	P + 12	39.00	No change
	Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Building Configuration Revised
	Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	
	Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	
	Building G	P + 11	35.45				
	Building H	P + 11	35.45				
	Building I	P + 11	35.45				
	Bungalow (5 nos)	G + 1	6.60			Building removed due to plot subdivision	
	Club House	G + 1	6.00	Club House - 1	G + 1		5.70
				Club House - 2 (on Podium)	G + 2	9.00	Newly proposed
23	Total number of tenements	Residential units - 768 Nos. Population - 4,062 Nos					
24	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	366	Fresh Water	366		
		Recycled (Flushing)	183	Recycled (Flushing)	183		
		Recycled (Gardening)	16	Recycled (Gardening)	00		
		Swimming Pool	01	Swimming Pool	00		
		Total	566	Total	549		
		Excess treated water	246	Excess treated water	262		
25	Water Storage Capacity for Firefighting/UGT	UGT 1 – Fire Tank: 150 CMD UGT 2 – Fire Tank: 300 CMD					
26	Source of water	Local Body					
27	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre - Monsoon - 15 to 20 m BGL Post Monsoon - 10 to 15 m BGL				
		Size and no of RWH tank(s) and Quantity:	NA				
		Quantity and size of recharge pits:	9 Nos of recharge Pits (6 for Rooftop and 3 for Surface) with borehole of size 2 m X 2 m X 2 m				
		Details of UGT tanks if any:	NA				
28	Sewage and Wastewater	Sewage generation in CMD:	493				
		STP technology:	MBRR				
		Capacity of STP (CMD):	STP 1 – 245 KLD (Existing) , STP 2- 335 KLD (Proposed)				
			Total STP capacity – 580 KLD				
29	Solid Waste Management during Construction Phase	Type	Qty. (kg/day)	Treatment/disposal			
		Dry waste:	18	Handed over to authorised vendor			
		Wet waste:	20	Handed over to authorised vendor			
		Construction waste	Excavated material from proposed	Excavated material will be used for filling and Road work within site.			

		buildings.	Excess debris will be sent to authorised vendor	
30 Solid Waste Management during Operation Phase	Type	Qty. (kg/day)	Treatment / disposal	
	Dry waste:	812	Will be handed over to authorized agency	
	Wet waste:	1219	Treated in OWC machine within site OWC 1 – 500 Kg/day (Existing) OWC 2 – 800 Kg/day (Proposed)	
	Hazardous waste:	Negligible	NA	
	Biomedical waste:	NA	NA	
	T-Waste:	11	Will be handed over to authorized agency	
	STP Sludge (dry):	36	Used as manure and rest handed over to nursery	
31 Green Belt Development	Total RG area (m ²):	Required – 2,104.69		
	Existing trees on plot:	60		
	Number of trees to be planted:	204		
	Number of trees to be cut:	01		
	Number of trees to be transplanted:	02		
32 Power requirement:	Source of power supply:	MSEDCL		
	During Construction Phase (Demand Load):	60 KW		
	During Operation phase (Connected load):	4,915.55 KW		
	During Operation phase (Demand load):	2,114.66 KW		
	Transformer:	630 KVA X 4 Nos.		
	DG set:	125 KVA X 1 Nos., 250 KVA X 1 Nos.		
	Fuel used:	ISD		
33 Details of Energy saving	24.29%			
34 Environmental Mgt. plan budget during Construction phase	Type	Details	Cost (Lakh)	
	Capital	Air, water, land, biological environment & socioeconomic environment	19.79	
	O & M	Air, water and Noise Monitoring	2.49	
35 Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh)	O & M (Lakh/Yr.)
	Sewage treatment	MBBR	150.50	3.14
	RWH	RWH Pits	6.75	1.35
	Solid Waste	OWC	16.00	0.36
	Swimming Pool	-	-	-
	Green Belt Development	Landscape development	4.50	1.20
	Energy saving	Renewable energy	39.33	0.79
	Environmental Monitoring	EMP costing	MoEF & CC approved lab.	14.21
	Disaster Management	DMP Budgetary Allocation	580.03	3.851
36 Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
	4-Wheeler	373	373	12.5 Sq.m
	2-Wheeler	1711	1711	2.0 Sq. m
37 Details of Court cases / litigations w.r.t. the project and project location if any.				No

The comparative statement for the project is as below:

Particulars	As per previous EC	Proposed Expansion	Remark
Name of the Project	Anshul Kanvas	Anshul Kanvas	No change
Name of Project Proponent	Mr. Deepak Jagtap	Mr. Deepak Jagtap	No change
Location of Project	S. No. 663 at Wagholi, Taluka - Haveli, Dist. - Pune	S. No. 663/1(P)- Plot 1 at Wagholi, Taluka Haveli, Dist. - Pune	Change in S. Nos. due to subdivision
Project Cost	159 Cr.	181.17 Cr.	Cost of Expansion 22.17 Cr.
Plot Area	50,800.00 m ²	21,980.00 m ²	Plot is reduced due to subdivision
FSI	49,791.82 m ²	66,134.86 m ²	FSI increased by 16,343.04 m ² due UDCPR
NON FSI	14,134.82 m ²	34,068.37 m ²	Non FSI Area increased by 19,933.55 m ²
Total Built up area	63,925.98 m ²	1,00,203.23 m ²	BUA increased by 36,277.25 m ²
Max. Height of the Building	39.00 m	60.00 m	Increased due to expansion.

As per previous EC			Proposed Expansion			Remark
Name of Building	Building Configuration	Height (m)	Name of Building	Building Configuration	Height (m)	
Building A	P - 12	39.00	Building A	P - 12	39.00	No change - Completed
Building E	P - 12	39.00	Building E	P - 12	39.00	No change - Completed
Building B	P + 11	35.45	Building B	P + 12	38.40	Construction is in progress additional 1 floor proposed
Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Construction not started Change in configuration
Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	
Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	
Building G	P + 11	35.45				Building removed due to Plot subdivision
Building H	P + 11	35.45				
Building I	P + 11	35.45				
Bungalow (5 nos)	G + 1	6.60				
Club House	G + 1	6.00	Club House - I	G + 1	6.00	No change - Completed
			Club House	G + 2	9.00	Newly proposed

	-2 (On podium)			
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Particulars	As per previous EC	Proposed Expansion	Remark
Tenements	806 nos	768 nos	Decrease by 38 nos.
Population	4,214 nos	4,062 nos	As per NBC
Total Water Requirement	573 KLD	565 KLD	Decreases by 8 KLD as per reduced population
Fresh water for drinking	363 KLD	366 KLD	Fresh water calculated as per NBC
Flushing	182 KLD	183 KLD	Flushing water calculated as per NBC
Gardening	24 KLD	16 KLD	Reduced due to plot subdivision
Excess treated water	391 KLD	246 KLD	Changes as per water balance
Quantity of Sewage	517 KLD	493 KLD	Reduces as per water balance
STP capacity	STP 1 - 245 KLD STP 2 - 305 KLD	STP 1 - 245 KLD STP 2 - 325 KLD	STP 1 is Existing STP 2 is revised as per requirement
RWH pits	24 Nos of recharge pits with borehole Size - 2 m X 2 m X 2 m	9 Nos of recharge Pits with borehole Size - 2 m X 2 m X 2 m	Pits are provided as per requirement.
Solid Waste Generation	Dry Waste: 1,090 kg/day	Dry Waste: 812 kg/day	OWC 1 - 500 Kg/day - Existing OWC 2 - 800 Kg/day - Proposed
	Wet waste: 1,595.3 kg/day	Wet waste: 1,219 kg/day	
Open Space	4,930.00 m ²	2,104.60 m ²	Provided as per UDCPR and reduced plot area
Energy details	Demand load: 4,880 kW	Demand load: 2,114.66 KW	Changes as per requirement
	Transformer: 4 X 630 kVA	Transformer: 4 X 630 kVA	
	DG sets: 2 X 250 kVA	DG sets: 1 X 125 kVA " 1 X 320 kVA	
Parking Details	4 W - 409 Nos 2 W - 1,213 Nos	4 W - 373 Nos 2 W - 1,711 Nos	As per UDCPR

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide BHA/Mau. Waghuli/G. No. 663/ Pra. Kra. 940/17-18 dated 05.12.2017 (from PMRDA) for total BHA 63,925.98 m². Proposal has been considered by SFIAA in its 292nd (Day-1) meeting held on 5th May, 2023 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 NOC letter from existing Bungalow owners / inhabitants in the project site.
2. PP to explore provision of permeable pavement in open parking areas.
3. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt. 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.
4. PP to obtain FOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
5. PP to prepare and implement plan to make proposed project a plastic free zone
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water.
7. PP and the planning authority shall ensure that the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 2104.66 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC is restricted height of building C, D and F up to 57m as per CEO NOC dated 3.05.2024
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-54/2018-IA III dt.04.01.2019.

6. SEIAA after deliberation decided to grant EC for FSI- 66,134.86 m², Non FSI- 34,068.37 m². Total BUA- 1,00,203.23 m². (Plan approval Nu-1499 dated 28.05.2024).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of in the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. 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.

- XVII. 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.
- XVIII. 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
- XIX. 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 off 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 parivesh.mca.in
 - XII. 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.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently; shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to

assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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


(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 (PMRDA)
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Completion Certificate



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Regional Development Authority, Pune

पुणे महानगर

त.नं. १५२ - १५३, महाराजा सायजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११०६९

S.No. 152-153, Maharaja Sayajirao Galkwad Udyog Bhawan, Aundh, Pune - 411 067

Ph No. : 020- 258 33 344 / 350 / 333 / फोन. नं. ०२०- २५९. ३३ ३४४/ ३५६ / ३३३ Email: comm@pmrda.gov.in

भागशः भोगवटा प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.५ नुसार)

जा.क्र.: DP/बीएचए/मौ.वाघोली/ग.नं.६६३ /प्र.क्र. ९४०/१७-१८/

दि. ०३/११/२०२०

प्रति,

मे.अनशुल भोसले रिअल्टी तर्फे श्री.दिपक विलासराव जांताप व श्री. विक्रम बाजीराव भोसले
पत्ता :- युनिट नं. ५०१, करण तेज बॉनिटा, ११८/७/१६, देशमुख मार्ग, शिवाजीनगर, पुणे-०५

मौजे-वाघोली, तालुका-हवेली, जिल्हा-पुणे येथील ग.नं. ६६३, क्षेत्र-५०,८००.०० चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी जिल्हाधिकारी, पुणे यांचेकडील अकृषिक आदेश क्र. गमह/एनए/एसआर/४८३/२०१२, दि-११/०३/२०१३ तसेच प्राधिकरणाकडील सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र क्र. ९४०/१७-१८, दि-११/०४/२०१९ अन्वये आपणांस परवानगी देण्यात आलेली आहे.

तपरावत परवानगी प्रमाणे आणण श्री. अमीत कुन्हाडे लायसन्स नं.CA/२०१३/५९/२०४ परवानाधारक वास्तुविशारद/सूक्ष्मरत्न अभियंता/सुपरवायझर यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत अर्ज केल्यावरून आपणास खालील इमारतींना संबतच्या परिशिष्ट 'ब' मध्ये तनूद केलेले अटीस अधिन राहून भागशः भोगवटा करणेस संपत्ती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत क्र.	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर	मजला	सदनिका क्र.	ए.सदनिका
१)	ए	पार्किंग १२ मजले	पार्किंग + १२ मजले	पार्किंग		
				पहिला	१०१ ते १०८	०८
				दुसरा	२०१ ते २०८	०८
				तिसरा	३०१ ते ३०८	०८
				चौथा	४०१ ते ४०८	०८
				पाचवा	५०१ ते ५०८	०८
				सहावा	६०१ ते ६०८	०८
				सातवा	७०१ ते ७०८	०८
				आठवा	८०१ ते ८०८	०८
				(रेमकुन एरिया सह)		
				नववा	९०१ ते ९०८	०८
				दहावा	१००१ ते १००८	०८
				अकरावा	११०१ ते ११०८	०८
				बारावा	१२०१ ते १२०८	०८
				तेरेस	---	---
				एकूण सदनिका		९६

**I Undertake to file English Translation at
the time of hearing of the Appeal**

२	३	पाकिंग + १२ मजले	पाकिंग + १२ मजले	पाकिंग	---	---
				पाकिंग	१०१ ते १०८	०८
				दुसरा	२०१ ते २०८	०८
				तिसरा	३०१ ते ३०८	०८
				चौथा	४०१ ते ४०८	०८
				पाचवा	५०१ ते ५०८	०८
				सहावा	६०१ ते ६०८	०८
				सातवा	७०१ ते ७०८	०८
				अठवा	८०१ ते ८०८ (रेन्जुल एरिया सह)	०८
				नववा	९०१ ते ९०८	०८
				दहावा	१००१ ते १००८	०८
				अकरावा	११०१ ते ११०८	०८
				बारावा	१२०१ ते १२०८	०८
				तेररा	---	---
				एकूण मजनिफा		९६

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचं मान्यतेने



(Signature)

महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचं करिता

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

✓ १) ग्रामसेवक, पो.ने. बाघोली, ता.हवेली, जि.पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. ३१/१०/२०२० रोजीचे पत्र क्र. ९४०/१७-१८ सौबतचे
परिशिष्ट 'ब'

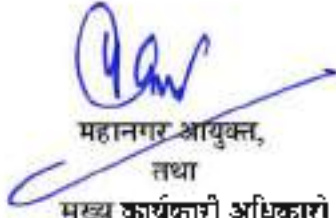
- १) अर्जदार /सदनिका धारक/गाळे धारक यांना उक्त इमारतीमधील सापार्इक जागा उदा. रेफ्युज एरिया, सापार्इक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ३) उक्त इमारतीच्या अनुषंगाने पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील पत्र क्र. FPM/७२/२०२०१७, दि. २८/०७/२०१७ अन्वये दिलेल्या अग्नीशमन नाहरकत प्रमाणपत्रातील अटी व शर्तीची पूर्तता करणे अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ४) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक/विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार/जमीन मालक/विकाराक गो. वान्शुल गोसाले रिअल्टी तर्फे श्री. दिग्विजय विलासराव जगताप व श्री. विनायक बाजोराव भोसले यांनी स्टॅम्प गॅरन्टर तसे नॉटरी पब्लिक हयाद सादर केलेले आहे. त्यास अधिन राहून भागशः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ६) प्रस्तुत प्रकरणी अर्जदार यांनी या कार्यालयाकडील प्राप्त दि. ०५/१२/२०१७ रोजीचे पर्यावरण ना-हरकत - FORM-1A प्रमाणपत्रामधील परिशिष्ट ब मधील नमूद पर्यावरणीय अटी व शर्ती यांचे तसेच दि. १३/०४/२०१७ रोजीच्या शासन अधिसूचना TPS-१८१६/CR-४४३/१६-DP Directors/UD-१३ अधिसूचनेनुसार सादर केलेल्या Self declaration Form व Form 1A च्या अर्जातील तरतुदींचे पालन करणे अर्जदार यांचेवर बंधनकारक राहिल.
- ७) प्रस्तुत प्रकरणी भागशः भोगवटा प्रमाणपत्राची मागणी असलेने अर्जदार यांनी बिगरशेती मोजणीबाबत व Consent to operate बाबत दि. १४/०८/२०१९ रोजीचे स्टॅम्पपेपर सौबत जोडले असून बिगरशेती मोजणी व Consent to operate ही अंतिम भोगवटा प्रमाणपत्र प्राप्त करून घेणेपूर्वी दाखल करणे अर्जदार/जमीन मालक/विकासक यांचेवर बंधनकारक राहिल.
- ८) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाराबाबत पुणे महानगर विकास प्राधिकरण, पुणे यांचेकडील पत्र क्र. ९४०/१७-१८ सौबतचे परिशिष्ट 'ब' मधील नमूद तरतुदींचे पालन करणे अर्जदार/मालक/विकाराक यांचेवर बंधनकारक आहे.



- ९) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदसिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विक्रासक यांचेवर बंधनकारक राहिल.
- १०) केंद्र शासनाच्या Ministry Of Civil Aviation ची अधिसूचना क्र. G.S.R. ७५९(E) दि.३०/०९/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. AVIATION विभागाच्या COLOUR CODED ZONING MAP नुसार प्रस्तावाखालील जागा जुन्या नकाशाप्रमाणे निलया झोन (६२७.०० मी.) नविन नकाशाप्रमाणे P-९ झोन (५८६.०० मी.) मध्ये आहे. दोन्ही नकाशातील कमीत-कमी अनुज्ञेय उंचीचा विचार महत्तम अनुज्ञेय होणारी उंची ५८६.० मी. इतकी आहे. तसेच कार्यालयात उपलब्ध असलेला ELU नकाशानुसार AMSL-५८०.० मी. आहे. इमारतीची उंची $५८०.०० + ३९.०० = ६१९.००$ मी. इतकी येते. त्यामुळे AVIATION विभागाकडोल ना-हरकत प्रमाणपत्र घेणे आवश्यक वाटत नाही. तथापि, त्यानुषंगाने जागेवरील AMSL अनुज्ञेय होणारी टॉप लेवल उंचीबाबतची खातरजमा करणे अर्जदार/वास्तुविशारद यांचेवर बंधनकारक राहिल.

पा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे पान्यतने




महानगर आयुक्त,
तथा
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता

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Commencement Certificate (A to E) & 2019



PUNEMETROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सायाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११०६७.

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विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)

जा.क्र. : DP/बीएसएच/मी.वाघोली/ग.नं./स.नं.६६३/प्र.क्र.९४० दि.११/०४/२०१९
१६-१८

प्रति,

श्री. रामदास भिवा हरगुडे व इतर ६ तर्फे कु.मु.धा. मे. अन्शुल भोसले रिअल्टी तर्फे

श्री. दिपक विलासराव जगताप व श्री. विक्रम बाजीराव भोसले

पत्ता:-युनिट नं.५०१, करण तेज बोनिटा, ११८७/१६, देशमुख मार्ग, शिवाजीनगर पुणे-०५

मीजे-वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील ग.नं./स.नं.- ६६३, क्षेत्र ५०८००.०० चौ.मी. क्षेत्रावरील सुधारित रहिवास/ सुविधा भुखंडातील इमारत इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' व परिशिष्ट 'ब' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

दिपक भिवा
महानगर आयुक्त,

(महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता.



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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि- ११/०४/२०१९ रोजीचे पत्र क्र. ^{२००} १००-१८
सोबतचे
परिशिष्ट 'अ'

- 1) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- 2) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहिल. बांधकाम सुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणेत यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून न घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- 3) अर्जदार यांनी जिल्हाधिकारी कार्यालय पुणे महसूल विभागाकडून अकृषिक आदेश क्र. पमह/एनए/एसआर/४८३/२०१२ दि.११/०३/२०१३ रोजीचे साक्षांकित प्रत मधील अटी शर्ती अर्जदार /विकासक /जमिनमालक यांचेवर बंधनकारक राहिल.
- 4) प्रस्तावासोबत मोजणी दि. १६/०५/२०१४, मो.र.नं.११३५/१४ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराने /विकासकाने/ जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद/ न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार /विकासक / जमिनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीव्दारे विकास अनुज्ञेय राहणार नाही.
- 5) प्रस्तुतच्या जमिनीवर आर्थिक संस्थांचा बोजा असल्यास त्यास अर्जदार / जमीनमालक /विकासक सर्वस्वी जबाबदार राहतील.
- 6) नागरी जमीन (कमाल धारणा व विनियम) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु. ५००/- च्या स्टॅम्प पेपरवरील दिनांक ०२/०४/२०१९ रोजी नोटरी श्री.सुनील खेरुड यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र.५९३/२०१९ सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार /जमीनमालक /विकासक यांची

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राहील सदर थपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहील.

- 7) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्यांची रुंदी, १५% सुविधा भूखंड व १०% खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहील. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा भूखंडातील क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते / रस्ता रुंदीने बांधित क्षेत्र जागा मालकास/ विकासकास वाढीव चटईक्षेत्राच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरीत करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने /विकासकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहील. तदनंतर अशा क्षेत्राखालील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालकाने /विकासकाने स्वखर्चाने करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्यक्ष जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.

- 8) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासून पुढील, मागील व वाजुची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहील.
- 9) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त मंजूर नकाशानुसार रहिवास/ सुविधा भूखंडातील इमारत याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहील. इमारतीच्या वापरात बदल करावयाचा असल्यास त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.
- 10) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता /स्ट्रक्चरल अभियंता/ सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहील, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल



/भूमी अभिलेखात एकत्रिकरण /उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.

- 11) इमारतीचे मंजूर नकाशानुसार जोतयापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
- 12) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत /प्रादेशिक योजना रस्ते/ रस्ता रुंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- 13) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने/ विकासकांने /जमीनमालकांने भुखंड/ सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- 14) नियोजित बांधकामातील मजल्यांची संख्या व उंची,मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
- 15) नियोजित बांधकामाचे क्षेत्र,भुखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकुण बांधकाम क्षेत्र,सुविधा क्षेत्र व प्रादेशिक योजन रस्ते/रस्तारुंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- 16) जागेलगतच्या नाल्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक/ जमिनमालक यांची राहिल.
- 17) सुविधा भुखंडातील प्रस्तावित इमारतीचा वापर नकाशावर नमूद सार्वजनिक वापरासाठीच करणेचा आहे. याबाबत अर्जदार / विकासक/ जमिनमालक यांनी या वापरा व्यतिरिक्त अन्य कारणासाठी इमारतीचा वापर सुरु केलेचे निदर्शनास आलेस सदरची इमारत प्राधिकरण विना मोबदला ताब्यात घेईल.



- 18) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
- 19) स्ट्रक्चरल इंजिनिअर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
- 20) अर्जदार / विकासक/ जमिनमालक यांनी दि.०६/१०/२०१७ क्र.१४५८/१७ अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येते असून प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल. (नियम क्र. ७.१)
- 21) शासन नगर विकास विभागाकडील दि.१९/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/४१०२/ प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशांमध्ये प्रत्येक सदनिकेचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) वाढत आकडेमाडे, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
- 22) नियोजित इमारतीसाठी/ विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अध्यासित केलेल्या सक्षम प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास या प्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
- 23) ओला व सुक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल. विघटन होण्याच्या ओल्या कचऱ्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.
- 24) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा कमी / जास्त आहे. त्यामुळे प्रत्येक १०० चौ.मी. क्षेत्रासाठी/ प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्याची जोपासणा करणे अर्जदार/ विकासक/जमिनमालक यांचेवर बंधनकारक राहिल.
- 25) शासन निदेशानुसार बांधकाम करताना फ्लॅश अॅशचा वापर करणे बंधनकारक राहिल.



- 26) सौर उर्जेवर पाणी तापवण्यासाठीची यंत्रणा अर्जदार/ विकासक/ जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- 27) वेस्ट वॉटर ट्रीटमेंट प्लॅंट उभारणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासणा यासाठी करणे आवश्यक आहे.
- 28) रेन वॉटर हार्वेस्टिंग बाबतची यंत्रणा अर्जदार यांनी स्वखर्चाने करणे बंधनकारक राहिल.
- 29) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे अर्जदार/ विकासक/ जमिनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पूर्णतः वापर सुरु केल्यास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहिल.
- 30) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. ६.२.६.१ नुसार विशेष इमारतीबाबत :-
- a) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. १२.६(b) नुसार प्रस्तावित इमारती सभोवताली ६.०० मी रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल या प्रमाणे डिझाईन करून विकसित करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक आहे.
- b) अर्जदार/ विकासक/ जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. १६.१ नुसार प्रस्तावित करणे आवश्यक राहिल.
- c) नगर विकास विभागाच्या दि. २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टिप - ii प्रमाणे पुणे महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अग्निशमन अधिकारी/संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदी प्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनानुषंगाने पुणे महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी पत्र क्र. FB/११६९, दि. ०८/०८/२०१३ ने



दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.

- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र.६.२.६.१ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बाबींची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र.१८ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
- g) अशा इमारतीचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने/ जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अग्निशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करून सदर यंत्रणा सुस्थितीत कार्यान्वित असलेबाबत अग्निशमन विभागाकडील अंतिम नाहरकत प्रमाणपत्र सादर करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- i) पुणे महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी पत्र क्र FB/११६९, दि.०८/०८/२०१३ अन्वये ना हरकत दाखला व सोबतचे नकाशे सांक्षातीत केलेले आहेत. सदरचे नकाशामध्ये मंजूरी देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्निशमन अधिकारी/ संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.
- 31) केंद्र शासनाच्या पर्यावरण मंत्रालयाने Moe & Notificaton No.५.०.३९९९(E) दि.०९ डिसेंबर २०१६ रोजीची अधिसूचना तसेच शासन अधिसूचना TPS-१८१६/CR-४४३/१६ DP DIRECTORS/UD-१३ दि.१३/०४/२०१७ अन्वये ५००० चौ.मी. ते २०,००० चौ.मी. बांधकाम क्षेत्र असलेल्या गृहप्रकल्पांना /बांधकामांना Proposal Environmental Norms हे बांधकाम विकास नियंत्रण नियमावली मध्ये समाविष्ट करणेसंबंधी निर्देश दिलेले आहे परंतु सदर अधिसूचनेमध्ये बदल



करणेबाबत राष्ट्रीय हरित प्राधिकरणाने (NGT) दि.०८/१२/२०१७ रोजी मु.अ.क्र. ६७७/२०१६ (M.A. No.१४८/२०१७) आदेश दिलेले आहेत. त्या अनुषंगाने शासनाचे भविष्यात येणारे निर्णय / बदल सदर मंजूरीनुसार जागेवर विकास करण्यापूर्वी आपणावर बंधनकारक राहील.

- 32) केंद्रशासनाच्या पर्यावरण विभागाकडील अधिसूचना क्र. S.O.३९९९(E) दि-०९/१२/२०१६ मधील Appendix-XIV मधील पर्यावरणाच्या अटीची पूर्तता करणे अर्जदार / विकासक / जमीनमालक यांचेवर बंधनकारक राहील. व सदर अटी बंधनकारक असल्याबाबत हमीपत्र सादर करणे आवश्यक राहील.
- 33) मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजूरामधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- 34) प्रस्तुत जमिनीवर भविष्यात छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रकमेची बाकी उद्धवल्यास सदर रकम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहील.

(महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

(Signature)
महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.



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

साधारण पर्यावरणीय अटी व शर्ती

परिशिष्ट ब

१. सदर प्रकल्पामध्ये पर्यावरण अनुमती एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र ६३,९२५.९८ चौ.मी. एवढ्या क्षेत्रासाठी देण्यात आलेली आहे.
२. अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने Environment Cell कडे अर्ज सादर करणे बंधनकारक राहील.
३. नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही व पाणथळ जागेत कोणतेही बांधकाम करता येणार नाही.
४. पाणी कार्यक्षम उपकरणांचा वापर करणे आवश्यक राहील. किमान १ रिचार्ज प्रति ५००० चौ.मी. बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहील व पावसाच्या पाण्याचा रिचार्ज उथळ सच्छिद्र पर्यंतच मर्यादीत ठेवावा लागेल. पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल. तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
५. विकास नियंत्रण नियमावलीनुसार आवश्यक खुल्या जागेत किमान २०% क्षेत्र Grass Pavers किंवा इतर पदपथ वापरून भेदय ठेवणे आवश्यक आहे.
६. ओला व सुक्या कचऱ्याकरीता सदर जागेत स्वतंत्र कंटेनरची सोय करून सुखा कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या ओल्या कचऱ्यासाठी गांडूळखत प्रकल्प अर्जदार / विकासक / जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.
७. Solid Waste (Management) Rules, 2016, E- Waste (Management) Rules 2016 & Plastic Waste (Management) Rules 2016 च्या तरतुदीचे पालन करावे लागेल.
८. रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावी लागेल व सांडपाणी यंत्रणे मधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health and Environmental Engineering Organisation (C.P.H.E.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
९. प्रक्रिया केलेल्या सांडपाण्याचा वापर flushing व landscaping साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट Central Pollution Control Board (C.P.C.B.) च्या नियमावलीप्रमाणे करावी लागेल.
१०. Energy Conservation Building Code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D. दिवे लावावे लागतील.
११. सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार / विकासक / जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
१२. बांधकामातील वेस्टची व्यवस्था व विल्हेवाट लावण्यासाठी लावण्यासाठी Construction and Demolition Waste Rules 2016 चे पालन करावे लागेल व जमिनीवरील मातीचा जास्तीत जास्त पुनर्वापर करावा लागेल.

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१३. पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
१४. Fly ash Notification, १९९९ प्रमाणे Fly ash चा वापर R. C. C. , बांधकाम व Plaster साठी करावा लागेल.
१५. धुळ, धुर व इत्यादी वायु प्रदूषण टाळण्याकरिता ३ मी. उंचीचे barricading, ताडपत्री, wheel washing व पाणी शिंपडणे इ. चा वापर लागेल.
१६. D.G. Set चा exhaust pipe C.P.C.B. च्या नियमावलीनुसार करावा लागेल.
१७. सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्यांची जोपासना करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहील तसेच झाडे तोडल्यास प्रति झाडाच्या बदल्यात ३ लावणे बंधनकारक राहील.
१८. बांधकाम कामगारांकरीता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहील.
१९. पर्यावरणाच्या नियमांचे उल्लंघन केल्यास Environment (Protection) Act १९८६ च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.
२०. केंद्र शासनाच्या पर्यावरण विभागाकडील दि.९ डिसेंबर २०१६ रोजीचे Notification No. ५.०.३९९९(E) व दि. १३/४/२०१७ रोजीच्या शासन अधिसूचना TPS-१८१६/CR-४४३/१६-DP Directors/ UD-१३ अधिसूचन मधील अटी व शर्तीचे व अर्जदार यांनी सादर केलेल्या Form १A व Consolidated Statement च्या अर्जातील तरतुदींचे पालन करणे व या तरतुदींच्या पूर्ततेबाबत अहवाल Qualified Building Environment Auditor मार्फत दर ५ वर्षांना सादर करणे अर्जदार यांचेवर बंधनकारक राहील.
२१. अर्जदाराने पर्यावरण पायाभूत सुविधा बाबतचा अहवाल व Qualified Building Environment Auditor तर्फे कार्यपूर्तीबाबत प्रमाणपत्र भोगवटा प्रमाणपत्र घेणेपूर्वी सादर करणे बंधनकारक राहील. वरील नमूद केलेल्या अटी व शर्तीची पूर्तता झाल्यानंतर भोगवटा प्रमाणपत्र देण्यात येईल.
२२. प्रस्तावातील इमारतीखालील व इतर विकसनशील जमिनीवरील २० सें.मी पर्यंत मातीच्या वरच्या थराचे जतन करून योग्य ठिकाणी साठा करून प्रस्तावातील झाडांच्या वृक्षारोपणासाठी वापरणे बंधनकारक राहील.
२३. सार्वजनिक, खासगी, यांत्रिक, पादचारी व इतर वाहतुकीच्या नियोजनासाठी सर्व समावेशक गतिशीलता आराखडा तयार करून Ministry of Urban Development (MoUD) आणि Urban and Regional Development Plans Formulation and Implementation (URDPFI) च्या मार्गदर्शक तत्वांचे पालन करणे बंधनकारक राहील.
२४. पर्यावरणीय अटीच्या पूर्ततेसाठी व अंमलबजावणी साठी पर्यावरणीय व्यवस्थापन आराखडा (Environment Management Plan) तयार करणे बंधनकारक राहील. पर्यावरण पायाभूत सुविधेच्या देखभाल दुरुस्तीकरिता Environment Monitoring Cell ची स्थापना करावी लागेल ज्यामध्ये सहकारी गृहनिर्माण संस्थेचे पदाधिकारी असतील जेणेकरून प्रस्तावित सुविधेची कायमस्वरूपी देखभाल दुरुस्ती करण्यात येईल.



२५. वरील अटी व शर्तीच्या व्यतिरिक्त Water (Prevention and Control of Pollution) Act १९७४, the Air (Prevention of Pollution) Act १९८१, the environment (Protection) Act १९८६ व त्या अंतर्गत असलेल्या सर्व नियम, Hazardous wastes public liability Insurance Act, १९९१ व त्या अंतर्गत amendment च्या तरतुदीचे पालन करणे बंधनकारक राहिल.
२६. सदर प्रकरणी रक्कम रू. ५,००,०००/- छाननी फी पर्यावरण अनुमतीसाठी भरण्यात आलेली असून प्राधिकरणाच्या ठरावात या फी मध्ये बदल झाल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चूकीची / दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



धिवान्निधि
महानगर आयुक्त
तथा
मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.

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at the time of hearing of the Appeal**



पुणे महानगरपालिका
महापालिका सहा.आयुक्त कार्यालय
नगर रोड (वडगाव शेरी) क्षेत्रीय कार्यालय

जावक क्र ३४२

दिनांक. ०९/०८/२०२४

प्रती,
अंशुल भोसले रिअल्टी गट नं. ६६३/१ वाघोली पुणे -४१२२०७

विषय - गट नं. ६६३/१ वाघोली येथील एन्व्हायरमेंटल क्लिअरन्स दाखला देणेबाबत .

संदर्भ- १)यांचा आ.क्र. १२४४ दिनांक १८/४/२०२४ रोजीचा अर्ज .

२)दिनांक २८/४/२०२४ रोजीचा समक्ष अहवाल.

संदर्भ क्र. १ ला अनुसरून विषयांकित मिळकतीस एन्व्हायरमेंटल क्लिअरन्स दाखला देणेत येत आहे.

१) मिळकतीचे एकूण क्षेत्रफळ -२१९८०.०० चौरस मीटर

२) सदरच्या मिळकतीमध्ये A ,E व B या इमारतीचे बांधकाम यापूर्वी पूर्ण झालेले आहे.

३) सदरच्या मिळकतीमध्ये , पुणे महानगर प्रदेश विकास प्राधिकरण पुणे यांनी पर्यावरण नकाशा परवानगी जा. क्र. BHA / C. R .न. १४०२/२३-२४ दिनांक ०४/०४/२०२४ नुसार पर्यावरण दाखल्यासाठी मान्यता मिळालेली आहे.

४) प्लॉटवर एकूण ६० वृक्ष आहेत.

५) सदरच्या मिळकतीमध्ये यापूर्वी A ,E व B या इमारतीचे बांधकाम व पूर्ण झालेले आहे व C, D व F या इमारतीचे बांधकाम करावयाचे असल्याने एन्व्हायरमेंटल क्लिअरन्स दाखल्याची आवश्यकता आहे.

सबब ,सदरच्या मिळकतीत ६० वृक्ष असून मागणीवरून एन्व्हायरमेंटल क्लिअरन्स दाखला देणेत येत आहे.



(सोमनाथ बनकर)

महापालिका सहा.आयुक्त तथा
वृक्ष अधिकारी
नगर रोड (वडगाव शेरी) क्षेत्रीय कार्यालय
पुणे महानगरपालिका

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*No Objection Certificates
(Drainage, Water)*



ग्रामपंचायत वाघोली

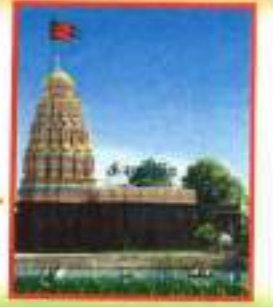
ता. हवेली, जि. पुणे, पिन-४१२२०७ फोन : ०२०-२७०५१२७०

श्री. रामदास दत्तात्रय दामाडे

सौ. संजिवनी सर्जेराव वाघमारे

उपसरपंच

सरपंच



जा.क्र.०४७/२०१३-२०१४

दिनांक २४/०५/२०१३

प्रति,

मे.अन्शुल भोंसले रियालिटी गृहप्रकल्प तर्फे भागीदार श्री दिपक विलासराव जगताप
वाघोली, ता.हवेली जि.पुणे.

विषय- पिण्याचे पाणी मिळणेबाबत...

संदर्भ - १.आपला दिनांक २०/०४/२०१३ चा अर्ज.

२.ग्रामपंचायत मासिक सभा दि.२४/०४/२०१३ चे ठ.क्र.५३/६३ नुसार.

महोदय,

उपरोक्त संदर्भित विषयास अनुसरून आपणास कळविण्यात येते कि, आपले मीजे वाघोली येथील जमिन गट न.३६३ मधील मा.जिल्हाअधिकारी पुणे यांचेकडिल जा.क्र.पमह/एनए/एमआर/४८३/५०१२ पुणे दिनांक ११/०३/२०१३ ची अकृषिक परवानगी व महागक संचालक नगररचना विभाग पुणे यांचेकडिल मंजूर बांधकाम नकाशाप्रमाणे बांधकाम करणेत गंगा-गा अन्शुल भोंसले रियालिटी गृहप्रकल्पा राखी पिण्याचे पाणीपुरवठा होणेसाठी ना हरकत प्रमाणपत्राची मागणी केली आहे.

त्यानुसार आपणास कळविण्यात येते कि, आपले गृहप्रकल्प बांधकाम पूर्ण झाले नंतर मीजे वाघोली गावाची वधित येथेकायैक्र.मा अंतर्गत (शासन पत्र क्र.पापु.यो/२००७/प्र.क्र.९०/पापु-११, दि.१०/१०/२००७) मंजूर करणेत आलेल्या वट्ट खूर्द नळपाणीपुरवठा योजनेमधुन योजना पूर्ण झालेनंतर पाण्याचे उपलब्धतेनुसार आवश्यक पिण्याचे पाणी दिले जाईल.

[Signature]
उप-सरपंच

ग्रामपंचायत वाघोली
ता. हवेली, जि. पुणे

[Signature]
सरपंच

ग्रामपंचायत वाघोली
ता. हवेली, जि. पुणे

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ग्रामपंचायत वाघोली

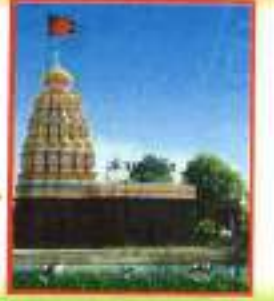
ता. हवेली, जि. पुणे, पिन-४१२२०७ फोन : ०२०- २७०५१२७०

श्री. रामदास दत्तात्रय दाभाडे

सौ. संजिवनी सज्जेराव वाघमारे

उपसरपंच

सरपंच



जा.क्र.०४६/२०१३-२०१४

दिनांक २४/०५/२०१३

मे.अन्शुल भोसले रियालिटी गृहप्रकल्प तर्फे भागीदार श्री दिपक विलासराव जगताप
वाघोली, ता.हवेली जि.पुणे.

विषय- ड्रेनेजलाईन बाबत...

संदर्भ - १.आपला दिनांक २०/०४/२०१३ चा अर्ज.

२.ग्रामपंचायत मासिक सभा दि.२४/०४/२०१३ चे ठ.क्र.५३/६२ नुसार.

महोदय,

उपरोक्त सर्वोपेक्ष विषयास अनुसरून आपणास कळविण्यात येते कि, आपले सोडून वाघोली येथील जीमिन गट नं.६६२ मधील मा.जिल्हाआधिकारी पुणे यांचेकडिल जा.क्र.प्रमह/एनए/एसआर/४८३/२०१२ पुणे दिनांक ११/०३/२०१३ ची अकृषिक परवानगी व गृहात्मक संगणक नगररचना विभाग पुणे यांचेकडिल मंजूर बांधकाम नकाशाप्रमाणे बांधकाम करणेत येणा-या अन्शुल भोसले रियालिटी गृहप्रकल्पा चं सांडपाणी ग्रामपंचायतीच्या ड्रेनेजलाईन जोडणेसाठी ना हरकत प्रमाणपत्राची मागणी करता आडे.

त्यानुसार आपणास कळविण्यात येते कि, आपले गृहप्रकल्पाचं बांधकाम पुणं झालेनंतर गृहप्रकल्पामधील सांडपाणी शुद्धीकरण प्रकल्पा (STP) मधुन बाहेर पडणारे सांडपाणी ग्रामपंचायतीच्या नियोजित सांडपाणी शुद्धीकरण प्रकल्पापर्यंत (STP) बंदिस्त लाईन द्वारे स्वयचराने जोडण्यास ग्रामपंचायतीची हरकत नाही.

कळाये.

उप-सरपंच

ग्रामपंचायत वाघोली
ता. हवेली, जि. पुणे

सरपंच

ग्रामपंचायत वाघोली
ता. हवेली, जि. पुणे

**I Undertake to file English Translation
at the time of hearing of the Appeal**



PUNEMETROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

अग्निशमन विभाग, आकुर्डी रेल्वे स्टेशन जवळ, नवीन प्रशासकीय इमारत

०४ था मजला, अ-विंग, आकुर्डी-४११०३५

ई-मेल- fireofficer.pmrda@gmail.com, दूरध्वनी क्र:- २७६५९८५५-०२०



Dated:- 03/05/2024

Please quote following number to
Environmental Clearance for future
correspondence with PMRDA
No. EC/ 02 /2024-25

TO,

M/s. Anshul Bhosale Realities Through
Mr. Deepak V. Jagtap
Plot-01, Survey No-663(P),
Village-Wagholi, Tal-Haveli,
Dist-Pune

Sub:- "Fire Clearance" Only for Environment Impact Assessment Authority-
Maharashtra for IOD of Residential Building Project On Survey No. 663(P), Plot No. 1., Village-Wagholi, Tal-Haveli, Dist-Pune

Ref:-Your Application Number:-03 of 2024-25, Dated:-23.04.2024

Sir,

This has reference to the application submitted by you along with the building plans; This "Provisional Fire Clearance" is issued for obtaining clearance from Environment Impact Assessment Authority-Maharashtra on your proposed construction/Project subject to the fulfillment of following conditions. This Clearance should not be used any other purpose than the Environment Clearance for IOD.

The details of the proposed construction area as certified by the Architect are as under:-

Sr. No.	Particulars	Details
1.	Address of the Proposed site	Plot-01, Survey No-663(P), Village-Wagholi, Tal-Haveli, Dist-Pune
2.	Builder/Developers Name	M/s. Anshul Bhosale Realities Through



03/05/2024 Environment Impact Assessment Authority-Maharashtra)

Page1

03/5

		Mr. Deepak V. Jagtap
3.	Architects Name	Ar. GM Architects
4.	Classification of Building	Residential Building
5.	Access Road to Plot	18.00MTRS.
6.	The Plot Area	21980.00 SQM
7.	Net Built up Area	53838.81 SQM
8.	Gross Built up Area	74419.22 SQM
9.	No Of Bldg	05 Nos.

Details about the Proposed Structure:-

Building Name	Ground Level Height in Mtrs	Excluding Parking Height in Mtrs	No. Of Floors	Net B/U Area in SQM	Gross B/U Area in SQM
B	38.40	35.40	P+12	7355.28	8259.08
C	60.00	57.00	B1+G+1ST+18F	14345.73	20893.67
D	60.00	57.00	B1+G+1ST+18F	14345.73	20893.67
F	60.00	57.00	B1+G+1ST+18F	17413.37	23994.10
Club House	09.00	09.00	2 Floor	378.70	378.70
TOTAL				53838.81	74419.22

Important :- The Area details comprises with No. of floors/ Floor Area/ Height of the buildings/Marginal open spaces/ provision of the Refuge Area etc. are duly signed and attested by the authorized Architect. It is presumed that the Plans submitted by him are in compliance of the provisions of prevailing DC Rules and NBC. If any lapses or deviations are observed in the said proposal / drawings submitted by him, He Architect shall be personally liable for actions deemed fit.

Marginal Spaces for Building structure:-

Sr. No.	Sides	Provisions proposed fire drive way around in building obstruction free on site in Mtrs as certified by the Architect
1	Front Side	12.00 Mtrs.
2	Right side	16.00 Mtrs.
3	Left side	16.00 Mtrs.
4	Rear side	16.00 Mtrs.



Details about the Fire protection Fees paid for Environment Clearance only:-

Sr. No.	FIRE-FILE NO.	Built up Area for Fees calculation	Total Amount	Payment Challan No. & payment Date
1.	EC FIRE/03/2024-25	Residential Building = 74419.22 SQM	Rs. 1,48,840/- (One Lac Forty Eight Thousand Eight Hundred and Forty Rupees Only)	CHALLAN NO.10 Dated.30.04.2024 UTR No. NEFT/NI 21243011646683

(* In future, if the difference of fees is assessed, the same will be recovered from the owner or developers as the case may be)

Important Note:-

This letter is issued for the max. Proposed height of 78.00Mtrs. However, the architect has submitted the master plans with additional FSI (Residential + Residential Building) for Master building with Total height of max. 78.00 Mtrs. (B + 3 Level Parking + Ground + 25) and Total FSI is 314201.49SQM for its IOD only. Considering the same this provisional clearance is issued to **M/s. Anshul Bhosale Realities Through Mr. Deepak V. Jagtap** for obtaining Environment clearance for proposed expansion up to 60.00 Mtrs. (Max) (B1+G+18) and Total FSI + Non FSI is 74419.22 SQM separate Fire NOC for at upper floors and height should be obtained on payment of necessary fire protection fees. Provision of Fire Tower and evacuation lift should be made in the revised plans to be submitted at the time of obtaining Provisional Fire NOC of an individual Building.

- As per PMRDA-DCPR the height restriction are upto 70 Mtrs, However the proposal is submitted for Max. 60.00 Mtrs. This area statement & height indication for maximum permissible B/U area for Environmental Clearance only and is not permission / commitment under DCPR and Fire Act Provisions.
- The maximum permissible B/U area and Height as per Unified Development Control & Promotion Regulations for Maharashtra State (UDCPR 2020). The maximum permissible B/U area and Height as per UDCPR 2020 shall be applicable for PMR subject to the Final approval of published Draft Development Plan from Government under section of 31 of MRTP Act-1966

This Environment Clearance Fire N.O.C. is valid subject to fulfillment of the following conditions.



1. The scope of this approval is restricted for the purpose Environment Clearance- IOD. This approval should not be treated/ presumed as an approval for civil / architectural drawings.
2. The area calculation statements TDR/FSI/FAR/ZONE/USE etc shall be subject to verification and approval of PMRDA's competent Authority.
3. The separate plans of the proposed building should be approved by Building Permission Dept & Fire Dept PMRDA's showing The layout plans, marginal open spaces, refuge areas, travel distance, etc.
4. The required Marginal Open spaces as per DCPR requirements mentioned in Regulation should be kept obstruction free at all time. Parking of vehicles should not obstruct the mobility of fire vehicles at any time.
5. Proper roads in the premises should be provided for easy mobility of the Fire Brigade Appliance & the roads should be capable to hold weight of fire appliances.
6. The undersigned reserves right to amend any additional recommendations deemed fit at the time of actual issuing of Provisional Fire Noc, For building plan approval.
7. The building plans submitted to this office under reference (i) above, are scrutinized by this department from the point of view of fire prevention & protection for the proposed height and built up area. The undersigned reserve all rights to amendment, additions, modifications in the said proposal at the time of actual issuing of provisional fire NOC.
8. This office has scrutinized the proposed Master plan submitted by you and recommendations with respect to the Fire and Life Safety Measures for the proposed township layout are mentioned as under for favor of information and further needful please. The proposal is scrutinized on the basis Part 3 and Part 4 of National Building Code 2016. After the scrutiny of the said proposal following observations were made as under :-
 - A) Provisional and Final approval should be obtained by the applicant from PMRDA Fire Department for every building/sector without which no Commencement Certificate shall be issued by the PMRDA. One sets of drawings with soft copy of AUTO CAD drawings should be submitted showing details scheme of Fire Prevention and Protection arrangements.



B) The maximum heights of the proposed buildings are not yet finalized, however it is necessary to obtain height clearance from Civil Aviation Authorities / Air force for the high rise building, wherever necessary.

C) Any changes in the layout should be intimated to this office with amended drawings and approval for the same should not be obtained in advanced.

You are hereby informed to take note of the following points:

- This letter of approval in principle is issued only for Master Plan and it shall be your responsibility to obtain separate "Provisional and Final No-Objection Certificate" for each and every Sector/Building-wise without which no Commencement Certificate shall be issued by the authority.
- Separate Fire Protection Fund Fee shall have to be paid for each Sector/Building.
- As per PMRDA DC rule marginal distance of H/4 (Max. up to 16 Mtrs) between the plot boundary and between two buildings shall be maintained.

General Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006

1. Under Section 3 of Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (hereinafter referred to as "said Act").

The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2016 and as amended from time to time failing which it shall be treated as a violation of the said Act.

2. As per the provision as under:- 10 of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing. Such other related activities required to be carried out in any place or building or part thereof:-

- A. No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance.

The names of the License Agencies approved by Directorate of Maharashtra is available on their website as mentioned below : www.mahafireservice.gov.in



3. Under Section 11 of the said Act, the fire service fees shall be assessed and the same shall be payable after serving the notice to that effect or prior to issue of the building completion certificate or occupancy certificate whichever is earlier.
4. Under Section 45 of the said Act, the owner/occupier or developer shall appoint Fire Officer/Officers and staff for taking adequate Fire and Life Safety Measures.
5. Though certain conditions are stipulated from the said Act and the provisions of National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.

In future if the builder / developer intend to go for any expansion, alteration, modification of any building an approval of this department must be obtained before commencing proposed modifications. The validity of this Environment Clearance Certificate is for One Year only from the date of issue of this letter.

This clearance is giving only for the purpose to getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt. Of Maharashtra".

Provisional Fire NOC for the purpose of getting commencement certificate from Building Permission Department Of PMRDA, should be taken separately from this Department.

Thanking you.



Yours faithfully,

Devendra Potphode
03/5/24
(Devendra Potphode)
Chief Fire Officer
PMRDA, PUNE.

ना हरकत पत्र / संमती पत्र

प्रति ,

में. अंशुल भोसले रिअल्टी

संमती देणार : - कांताराम भिवा हरगुडे व इतर

संमती विषय : - गट न ६६३/१ पैकी प्लॉट नंबर - १ , वाघोली , तालुका - हवेली , पुणे

महोदय ,

आपण या पूर्वी संपूर्ण गट नंबर ६६३/१ नवीन (६६३ जुना) पैकी प्लॉट नंबर - १ , वाघोली , तालुका - हवेली , पुणे यासी पुणे महानगर प्रदेश विकास प्राधिकरण , पुणे (PMRDA) यांचे कडून जा. क्रं. बीएचए / मौजे .वाघोली/गट नंबर-६६३/प्र .क्र. ९४०/१७-१८ दिनांक ०५/१२/२०१७ रोजी सदर मिळकतीस संपूर्ण गट नंबर ६६३/१ नवीन (६६३ जुना) यासी संपूर्ण क्षेत्राकरिता एकत्रित पर्यावरण ना हरकत दाखला घेतला होता , त्यानंतर आपण पुणे महानगर प्रदेश विकास प्राधिकरण , पुणे (PMRDA) यांचे कडून सुधारित बांधकाम परवानगी जा. क्रं. बीएचए / प्र .क्र. १४०२/२३-२४ /मौजे .वाघोली/गट नंबर-६६३/१ व इतर , दिनांक ०४/०४/२०२४ अन्वये सदर मिळकतीचे प्लॉट १ व प्लॉट २ व अमेनिटी स्पेस असे सब डिव्हिजन केलेले असून , सदर परवानगी नुसार आपण प्लॉट १ करिता सुधारित (नवीन) पर्यावरण ना हरकत दाखला SEIAA / SEAC यांचे कडून घेण्यास प्रस्ताव दाखल केला असून यास आमची काही हरकत नाही ,

संमती ! ना हरकत देणार

५५१ ५५ १२३५१

१. कांताराम भिवा हरगुडे

जा. सु. हरगुडे

२. बापूसाहेब सुदाम हरगुडे

३३. Honyula

३. बाळासाहेब सुदाम हरगुडे

४. सतोष सुदाम हरगुडे

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

Date: 29/08/2024**UNDERTAKING**

We, M/s. Anshul Bhosale realty LLP for Proposed expansion in Residential development "Anshul Kanvas" at S. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune, Maharashtra that With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024 (CZ) vide order dt., 08.09.2024, Our Project site is not located in whole or in or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries or otherwise.

Yours faithfully,

For **M/s. Anshul Bhosale realty LLP****Mr. Deepak Vilasrao Jagtap**

Authorised Signatory



MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000227200/CE/2504000774

Date: 05/04/2025

To,
"Anshul Kanvas" by M/s Anshul Bhosale
Realty
Gat. No. 663, Hargude Nagar, Wagholi,
Haveli, Pune



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

- Ref:**
1. Application submitted by SRO - Pune II vide No.MPCB-CONSENT-0000227200
 2. Consent to Establish - Format1.0/BO/ROHQ/PN-21902-14/CE/CC-11337 dated 02/02/2014
 3. Revalidation of Consent to Establish - Format1.0/CC/UAN No.0000121673/CE/2402000191 dated 02/02/2024
 4. Environmental Clearance - J.K.BHA/Mou.Wagholi/G.No.663/P.No.940/17-18 dated 05/12/2017
 5. Minutes of 16th Consent Committee Meeting 2024-25 dated 12/03/2025

Your application NO. MPCB-CONSENT-0000227200

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

1. **The Consent to Establish (Expansion with Revalidation) in Red/LSI category hereby granted for period up to a commissioning of the Unit or up to 05/12/2027 in co-terminus with the EC dated 05/12/2017 whichever is earlier.**
2. **The capital investment of the project is Rs.118.9846 Cr. (As per undertaking submitted by pp).**
3. **The Expansion with Revalidation of Consent to Establish is valid for Residential Construction Project named as "Anshul Kanvas" by M/s Anshul Bhosale Realty, Hargude Nagar, Wagholi, Haveli, Pune, on Total Plot Area of 21,980.00 SqMtrs for construction BUA of 1,00,203.23 SqMtrs including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated 02/02/2014	50800.00	63925.98
2	Consent to Establish dated 02/02/2024	50800.00	63925.98
3	Environmental Clearance dated 05/12/2017	50800.00	63925.98

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	493	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
S1	DG Set - 125 KVA	1	As per Schedule -II
S2	DG Set- 250 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	1219 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Non-Biodegradable	812 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.
3	STP sludge	36 Kg/Day	Storage in covered shed/ SDB.	USED as MANURE FOR GARDENING
4	E-waste	11 Kg/Day	Collect & Disposed through authorized agency	Collect & Disposed through authorized agency

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	11.00	Kg/Day	Collect & Disposed through authorized agency

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.

12. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No J.K.BHA/Mou.Wagholi/G.No.663/P.No.940/17-18 dtd 05/12/2017 for construction project having total plot area of 50800.0 Sqm and total construction BUA of 63925.98 Sqm as per specific condition of EC.
16. For Any Future Expansion: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
17. This Consent is issued as per the 16th Consent Committee Meeting 2024-25 dated 12/03/2025

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	237969.20	TXN2412000023	02/12/2024	Online Payment

-

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the renewed Bank Guarantees from the PP as per Schedule III.
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 **580 CMD for treatment of domestic effluent of 493 CMD.**
 B) 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	549.00
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.	Grandening/Other consumption	16

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height (in mtr)	Type of Fuel	Sulphur Content (in %)	Pollutant	Standard
S1	DG Set - 125 KVA	Acoustic Enclosure	2.00	HSD 25 Kg/Hr	1	SO ₂	4.0 Kg/Day
S2	DG Set- 250 KVA	Acoustic Enclosure	3.00	HSD 36 Kg/Hr	1	SO ₂	5.76 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

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

SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs.10 Lakhs	Existing/Extend	For not taking any effective steps prior to obtaining the EC	05/12/2027	05/12/2028
2	C2E	Rs.5.0 Lakhs	Existing/Extend	Towards Compliance of Consent conditions	05/12/2027	05/12/2028
3	C2E	Rs.2 Lakhs	Existing/Extend	Towards submission of Board Resolution by 15/12/2014	05/12/2027	05/12/2028

** 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
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-

SCHEDULE-IV**Conditions during construction phase**

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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

9 Conditions for D.G. Set

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

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000211539/CO/2504000730

Date: 04/04/2025

To,
M/s Anshul Bhosale Realty, "Anshul
Kanvas"
Gat. No. 663, Plot 1, Hargude Nagar,
Wagholi, Haveli, Pune



Sub: 1st Consent to Operate (Part 1) for Residential Construction Project under Red Category.

- Ref:**
1. Application submitted by SRO - Pune II vide No.MPCB-CONSENT-0000211539
 2. Consent to Establish - Format1.0/BO/ROHQ/PN-21902-14/CE/CC-11337 dated 02/02/2014
 3. Revalidation of Consent to Establish - Format1.0/CC/UAN No.0000121673/CE/2402000191 dated 02/02/2024
 4. Environmental Clearance - BHA/MWagholi/G.No.663/P.No.940/17-18 dated 05/12/2017
 5. Minutes of 16th Consent Committee Meeting 2024-25 dated 12/03/2025

Your application NO. MPCB-CONSENT-0000211539

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

1. **The 1st Consent to Operate (Part 1) is hereby granted for the period up to 30/04/2026.**
2. **The capital investment of the project is Rs.62.1884 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential Construction Project named as "Anshul Kanvas" by M/s Anshul Bhosale Realty, Gat. No. 663/1,Plot 1, Hargude Nagar, Wagholi, Haveli, Pune on Total Plot Area of 50800 SqMtrs for construction BUA of 26042.51 SqMtrs out of Total Construction BUA of 63925.98 SqMtrs as per EC granted dated 05/12/2017 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated 02/02/2014	50800.00	63925.98
2	Consent to Establish dated 02/02/2024	50800.00	63925.98
3	Environmental Clearance dated 05/12/2017	50800.00	63925.98

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	178	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
S1	DG Set - 125 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	431 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Non Biodegradable Waste	287 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.
3	STP sludge	13 Kg/Day	Storage in covered shed/ SDB.	USED as MANURE FOR GARDENING
4	E -waste	4 Kg/Day	Collect & Disposed through authorized	Collect & Disposed through authorized

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	4.00	Kg/Day	Collect & Disposed through authorized

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively

13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No BHA/MWagholi/G.No.663/P.No.940/17-18 dtd 05/12/2017 for construction project having total plot area of 50800.00 Sqm and total construction BUA of 63925.98 Sqm as per specific condition of EC.
16. For Any Future Expansion: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
17. This Consent is issued as per the 16th Consent Committee Meeting 12/03/2025
18. This consent is issued after receipt of the Penal fees of Rs.633424.66/-. As per reply submitted dated 23/01/2025 to the Boards SCN dated 15/01/2025, PP received OC certificate on 03/11/2020. Thus DRAFT Penal Fees Calculated as = 2 x one term consent fees x nos of days of violation / 365. WHERE, Nos of days of violations is from 01/04/2021 to 31/05/2024 days= 1156 days. One term consent fees is Rs.1,00,000/-. DRAFT Penal Fees Calculated as = 2 x 1,00,000x 1156 / 365= Rs.6,33,424.65/-. Payment Received.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2405007153	31/05/2024	Online Payment
2	633424.66	TXN2502003872	25/02/2025	Online Payment

-

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the Bank Guarantee of Rs.10 Lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

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

- 1) A) As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **245 CMD for treatment of domestic effluent of 178 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	199.00
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.	Grandening/Other consumption	16

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(In mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Set - 125 KVA	Acoustic Enclosure	2.00	HSD 36 Kg/Hr	1	SO ₂	5.76 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O	Rs.10 Lakhs	Within 15 Days	Towards Operation & Maintenance of Pollution Control Systems	30/04/2026	30/04/2027

** 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
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-

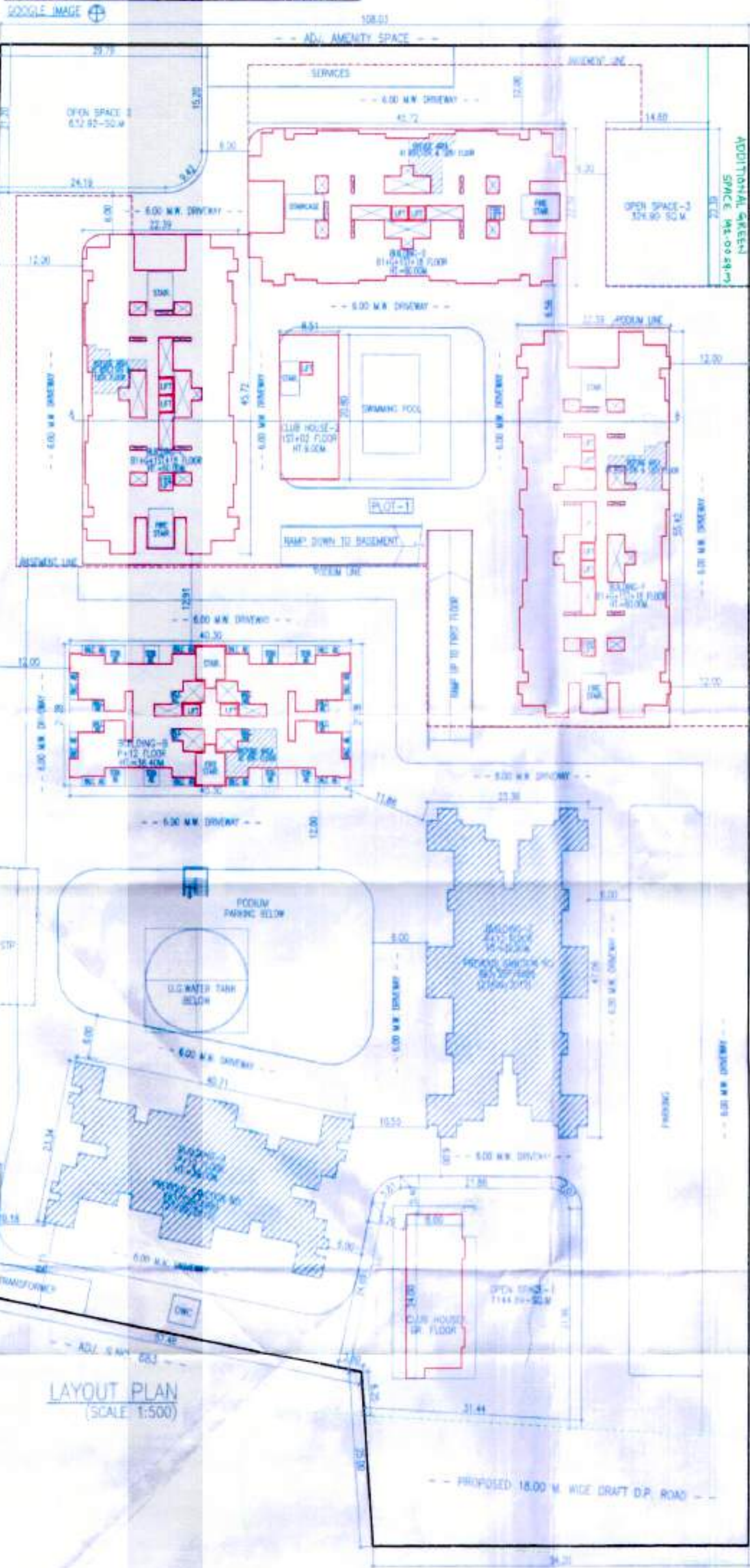


SCHEDULE-IV**General Conditions:**

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 9 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

[illegible]

FORM OF STATEMENT 2 PROPOSED BUILDING: (CLUB HOUSE-1)			
BUILDING	FLOOR	HEIGHT	FSI AREA (SQ.M)
CLUB HOUSE-1	GROUND FLOOR	5.70M	157.3
TOTAL			157.3

FORM OF STATEMENT 2 PROPOSED BUILDING (CLUB HOUSE-2)		
FLOOR	FTE AREA (SQ.M.)	HEIGHT
1ST FLOOR	42.68	4.00M
2ND FLOOR	173.18	
3RD FLOOR	161.83	
TOTAL	378.70	

FORM OF STATEMENT 2 PROPOSED BUILDING									
BUILDING	FLOOR	HEIGHT	COMPENSATORY FSI AREA (SQ.M)	RESIDENTIAL FSI AREA (SQ.M)	TOTAL FSI (SQ.M)	LIFT	FIRE LIFT	PROPOSED NETUSE (SQ.M)	REMARK
BUILD - B	F+12 FLOOR	38.40M	—	7505.28	7505.28	—	—	24.00	95
BUILD - C	B+14+15+16 FLOOR	60.00M	16345.73	14345.73	6.97	5.00	109.56	140	
BUILD - D	B+14+15+16 FLOOR	60.00M	16345.73	14345.73	6.97	5.00	109.56	140	
BUILD - F	B+14+15+16 FLOOR	60.00M	17141.37	17141.37	17.94	5.00	133.38	185	
CLUB HOUSE-2	157-402 FLOOR	9.00M	378.70	—	378.70	—	—	—	—
			378.70	5,546.11	5,924.81	35.88	15.00	278.50	576

WATER CALCULATION WING-A, E, B, C, D, F & CLUB HOUSE-2									
BUILDING	TENEMENT	NO OF PERSON TENEMENT	WATER REQUIRED FOR PERSON	WATER CAPACITY REQUIRED (LITRS)	GRWT. CAPACITY REQUIRED (TMS) FIRE FIGHTING	U.G.T. CAPACITY REQUIRED(TMS) U.G.T. CAPACITY REQUIRED (LITRS)	U.G.T. CAPACITY REQUIRED (TMS) FIRE FIGHTING		
BUILD -A (EXISTING)	96	05	135	64800	64800	+ 25350.00	64800.00	(PROVIDED) 147200.00	
BUILD -B (EXISTING)	91	01	120	64800	64800	+ 20000.00	84800.00	(PROVIDED) 147200.00	
BUILD -B	92	05	135	64125	64125	+ 20000.00	84125.00	(PROVIDED) 146187.50	
BUILD -C	148	05	135	88950	88950	+ 35950.00	118950.00	(PROVIDED) 198950.00	
BUILD -D	148	05	135	39600	39600	+ 20000.00	119600.00	(PROVIDED) 198950.00	
BUILD -F	188	05	135	124755	124755	+ 20000.00	144755.00	(PROVIDED) 237312.50	
TOTAL (PROPOSED)				518400.00	518400.00	+ 213000.00	638400.00	(PROVIDED) 1077600.00	

[illegible][illegible]

FORM OF STATEMENT 2 PROPOSED BUILDING (BUILDING-C&D)						
FLOOR PLANE AREA STATEMENT						
FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (COMMERCIAL)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	UT	FIRE UT	REQD-FIREPROPOSED NET USE REFUSE AREA	REMARKS
BASEMENT-1	=	0.00				0
GROUND FLOOR	=	0.00				0
1ST FLOOR	=	447.54				4
2ND FLOOR	=	777.78				8
3RD FLOOR	=	777.78				8
4TH FLOOR	=	777.78				8
5TH FLOOR	=	777.78				8
6TH FLOOR	=	777.78				8
7TH FLOOR	=	777.78				8
8TH FLOOR	=	743.63			36.52	36.52
9TH FLOOR	=	777.78	8.97	5.00		0
10TH FLOOR	=	777.78				8
11TH FLOOR	=	777.78				8
12TH FLOOR	=	777.78				8
13TH FLOOR	=	743.63			36.52	36.52
14TH FLOOR	=	777.78				8
15TH FLOOR	=	777.78				8
16TH FLOOR	=	777.78				8
17TH FLOOR	=	777.78				8
18TH FLOOR	=	743.63			36.52	36.52
19TH FLOOR	=	777.78				8
TOTAL	=	14546.79	8.97	5.00	108.56	108.56

FORM OF STATEMENT 2 PROPOSED BUILDING (BUILDING - F)						
FLOOR PLANE AREA STATEMENT						
FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OWNER CONSTRUCTION LINE (COMMERCIAL)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OWNER CONSTRUCTION LINE (RESIDENTIAL)	LIFT	ETC LIFT	REQUIRED REFUSE AREA	PROPOSED REFUSE AREA
Basement - 1	0.00	0.00				0
GROUND FLOOR	0.00	0.00				0
1ST FLOOR	537.88	537.88				9
2ND FLOOR	843.19	843.19				15
3RD FLOOR	843.19	843.19				15
4TH FLOOR	843.19	843.19				15
5TH FLOOR	843.19	843.19				15
6TH FLOOR	843.19	843.19				15
7TH FLOOR	843.19	843.19				15
8TH FLOOR	609.23	609.23	17.84	5.00	44.40	44.40
9TH FLOOR	843.19	843.19				15
10TH FLOOR	843.19	843.19				15
11TH FLOOR	843.19	843.19				15
12TH FLOOR	843.19	843.19				15
13TH FLOOR	609.23	609.23			44.40	44.40
14TH FLOOR	843.19	843.19				15
15TH FLOOR	843.19	843.19				15
16TH FLOOR	843.19	843.19				15
17TH FLOOR	609.23	609.23			44.40	44.40
18TH FLOOR	843.19	843.19				15
TOTAL	8760.37	8760.37	17.84	5.00	133.30	133.38

[illegible]

3.03.01.01.01.01 STATEMENT		
ITEM NO.	DESCRIPTION	AREA IN SQM
1	EXISTING BUILDING-FS	
1	BUILDING-A (EXISTING)	5679.17
2	BUILDING-E (EXISTING)	5616.86
	TOTAL	12296.05
B	PROPOSED BUILDING-FS	
1	BUILDING-B	7305.28
2	BUILDING-C	14345.73
3	BUILDING-D	14345.73
4	BUILDING-F	17411.37
5	TOUR HOUSE	379.70
	TOTAL	53838.11
	TOTAL EXISTING + PROPOSED BUILD. FS (A+B)	66134.86
C	EXISTING BUILDING- NON FS	5014.88
D	PROPOSED BUILDING- NON FS	
	NON FS AREA FOR B.C. + HELICOPTER STORAGE, PASSENGER/PILOTATION DECK, ARCHITECTURE, INFILTRATION TERRACES, WADING, PLANT REFUGE AREAS, TRANSFORMATION (S.M.T. U.G.T. S.T.P. G.W.C. S.D. LUG-HOUSE ETC.)	29053.49
	TOTAL	29053.49
	TOTAL EXISTING + PROPOSED BUILD. NON FS	34068.37

[illegible]

TABLE 1. SUMMARY OF THE DATA OF THE STUDY						
SAMPLING	TREATMENT RECEIVED	NO. OF TREATMENT CASES	TREATMENT HISTORY		TREATMENT RESPONSE	
			CASES RECEIVING TREATMENT	CASES RECEIVING NO TREATMENT	CASES RECOVERING	CASES NOT RECOVERING
BURNING-1	TREATMENT RECEIVED: 10 CASES OF 10 CASES OF 10 CASES	10	10	0	0	0
	TREATMENT RECEIVED: 10 CASES OF 10 CASES OF 10 CASES	10	10	0	0	0
	TREATMENT RECEIVED: 10 CASES OF 10 CASES OF 10 CASES	10	10	0	0	0
	TREATMENT RECEIVED: 10 CASES OF 10 CASES OF 10 CASES	10	10	0	0	0
BURNING-2	TREATMENT RECEIVED: 10 CASES OF 10 CASES OF 10 CASES	10	10	0	0	0
	TREATMENT RECEIVED: 10 CASES OF 10 CASES OF 10 CASES	10	10	0	0	0
	TREATMENT RECEIVED: 10 CASES OF 10 CASES OF 10 CASES	10	10	0	0	0
	TREATMENT RECEIVED: 10 CASES OF 10 CASES OF 10 CASES	10	10	0	0	0

PARKING CALCULATION RESIDENTIAL (BUILDING-B)						
BUILDING	PARKING REQUIRED	NO. OF TENANTS /AREA	REQUIRED PARKING		PROPOSED PARKING	
			CARS	SCOOTERS /CYCLES	CARS	SCOOTERS /CYCLES
BUILDING-B	FOR 1 TENEMENTS HAVING BUILT UP AREA UP TO 50 TO 100 SQ.M (1-5)	42	18	42	18	42
	FOR 4 TENEMENTS HAVING BUILT UP AREA UP TO 50 SQ.M (5-10)	47	0	59	0	59
	TOTAL	89/30	18	101	18	101
	425 METROPOLITAN PARKING SIZE		8	53	8	53
	TOTAL		26	150	26	150
	AREA REQUIRED PER NO.		0	0	0	0
	AREA REQUIRED PER NO.	11250	2300	0.76	11550	2300
	TOTAL AREA	300.00	300.00	112.00	300.00	500.00

PARKING AREA CALCULATION (BUILDING - C & D - F)				
BUILDING	PARKING REQUIRED	TENDENCY PARKING REQUIRED		
		CARS	SCOOTERS	
BUILDING - C	FOR EVERY TWO TENDENCIES WITH EACH TENDENCY HAVING GARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M (1-50)	140	74	370
BUILDING - D	FOR EVERY TWO TENDENCIES WITH EACH TENDENCY HAVING GARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M (1-50)	40	74	370
BUILDING - E	FOR EVERY TWO TENDENCIES WITH EACH TENDENCY HAVING GARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M (1-50)	180	93	463
BUILDING - F	FOR EVERY TWO TENDENCIES WITH EACH TENDENCY HAVING GARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M (1-50)	481	241	1263
	USE VISITOR PARKING		12	60
	TOTAL		253	1263

TOTAL FARMING ASSETS		
N°	BUILDING	CAR
1	BUILDING-A EXISTING	43
2	BUILDING-E EXISTING	43
3	BUILDING-B	74
4	BUILDING-C	54
5	BUILDING-D	54
6	BUILDING-F	85
TOTAL		373.00

PLOT -1 AREA CALCULATION							
ADDITION							
1	0.5 x	211.07	x	91.049	x	1 =	9526.38 SQ M
2	0.5 x	211.07	x	55.84	x	1 =	5892.00 SQ M
3	0.5 x	222.01	x	5.78	x	1 =	643.62 SQ M
4	0.5 x	221.01	x	52.48	x	1 =	5825.54 SQ M
TOTAL PLOT AREA							21847.54 SQ M

OPEN SPACE - 01
AREA CALCULATION

OPEN SPACE - 01 AREA CALCULATION					
COORDINATES					
1	0.0	0.0	11.0	0.0	0.0
2	0.0	0.0	0.0	0.0	0.0
3	0.0	0.0	0.0	0.0	0.0
4	0.0	0.0	0.0	0.0	0.0
5	0.0	0.0	0.0	0.0	0.0
6	0.0	0.0	0.0	0.0	0.0
TOTAL					0.00

[illegible]

AREA REVENUE PER HSE		12.50	2.00
TOTAL		3162.50	258.00
TOTAL AREA		NABH 50	
TOTAL FARMING AREA			
NO	BUILDING	CAR	RECTOR
1	BUILDING-A EXISTING	63	144
2	BUILDING-B EXISTING	68	144
3	BUILDING-D	74	180
4	BUILDING-E	58	421
5	BUILDING-D	74	421
6	BUILDING-F	80	421
TOTAL		373.20	1711.00
			448.00

100 LAYOUT FOR EC PURPOSE	01/01
STAMP OF APPROVAL	
PLOT-1	
Building Plan Scrutiny Not Done.	
Plan for Environment Clearance Purpose	
Letter No. 98ee Dated 26/08/2028	
 Deputy Metroplanner Pune Metropolitan Region Development Authority, Pune	
APPROVED AS AMENDED IN GREEN	

3.	AREA STATEMENT PLUST-1	AS PER LEACH
1.	AREA OF PLUST (MINIMUM AREA OF 5.0 IS TO BE CONSIDERED)	21800.00
2.	AS PER OWNERSHIP DOCUMENT (77/17/25 EXTRACT)	21480.00
3.	AS PER SURVEYORSHIP	21800.00
4.	MINIMUM AREA TO BE CONSIDERED	21800.00
5.	ADJUSTMENT FOR	
6.	(A) PROPOSED 18.00 M.W. DRAIN D/P ROAD	835.56
7.	(B) PROPOSED 15.00 M.W. DRAIN D/P ROAD	0.00
8.	(C) D/P RESERVATION AREA	0.00
9.	(D) WELL	0.00
10.	PLUST AREA (a+b+c+d)	835.56
11.	BALANCE AREA OF PLUST (1-5)	21046.84
12.	TOTALITY AREA	
13.	(A) REQUIRED	
14.	(B) ADJUSTMENT OF (20) IF ANY	
15.	(C) BALANCE PROPOSED	
16.	NET PLUST AREA (1-4)	21046.84
17.	RECONSTRUCTION OPEN SPACE	
18.	(A) REQUIRED - (SINGLE STORY)	2104.68
19.	(B) PROPOSED	224.56
20.	INTERNAL ROAD AREA	
21.	EXTERNAL AREA (IF APPLICABLE)	
22.	NET PLUST AREA (1-4)	21046.84
23.	TRUCK OF AREA WITH REFERENCE TO BALANCE AS PER FRONT ROAD WITH (VORCELS 5' BASIC PSD 1.00)	23551.95
24.	ADDITION OF PS IN DEPENDENT OF PREVIOUS	
25.	(A) WORK AS POSSIBLE (HIGHER PS- BASED ON ROAD WITH (VORCELS 20') (GRADE 15.00)	10990.50
26.	(B) PROPOSED PS IN DEPENDENT OF PREVIOUS	10990.50
27.	(C) IN-PS-PS-PS FOR LAYOUT (IN DEPENDENT) (SINGLE-STOREY)	10785.00
28.	(D) IN-PS-PS-PS AGAINST D/P ROAD (20'X20'X 20') IF ANY	1688.72
29.	IN-PS-PS-PS AREA AGAINST WASTEWATER SYSTEM IF WASTED OVER (3.00 OF 10' IN 10' IN 10' (GRADE 10.00))	
30.	20'PS AREA (10' IN 10' (GRADE 10.00) FROM OUTSIDE)	17701.28
31.	ADDITION OF PS IN THE SHEDDING PROPOSED (10'PS)	19782.20
32.	ADDITION OF PS AREA (SEE CHAPTER 10)	
33.	TOTAL DEDUCTION OF PS IN THE PROPOSAL	
34.	(A) 10' (10'X10'X10') OR TO WHICH-NEED IS APPLICABLE	5330.50
35.	(B) DEDUCTION - BUILT UPPS AREA / AVAILABLE AREA/PS	17006.00

70	BE TO BEHOLD AS PER DOW DULE	142627.00
80	BALANCE BEHOLDING FOR ANNUAL AREA (n=10)	41867.25
90	BEHOLDING FOR ANNUAL AREA (n=10) WITH CHARGES WITH PERMANENT CHARGES FOR PERMANENT	24850.12
100	BEHOLDING FOR ANNUAL AREA (n=10) WITH CHARGES WITH PERMANENT CHARGES FOR PERMANENT	158.31
110	PERMANENT CHARGES FOR PERMANENT	78941.73
120	PERMANENT CHARGES FOR PERMANENT	78941.73
130	PERMANENT CHARGES FOR PERMANENT	0.00
140	PERMANENT CHARGES FOR PERMANENT	0.00
150	PERMANENT CHARGES FOR PERMANENT	122996.00
160	PERMANENT CHARGES FOR PERMANENT	278.70
170	PERMANENT CHARGES FOR PERMANENT	52430.11
180	PERMANENT CHARGES FOR PERMANENT	63540.10

10	(S)HOLD NOT BE MORE THAN 10" 14 ABOVE	3.14
11	1" DIA FOR INCLUSIVE HEADS IF ANY	
12	10" REQUIRES	0.00
13	2" PROPOSED	0.60
LEGEND		
POST LINES	THICK BLACK	
EXISTING STREET	GREEN	
EXISTING STREET - 4" W	GREEN DOTTED	
EXISTING WORK	BLACK DOTTED	
WORK PROPOSED TO BE DEMOLISHED	YELLOW HATCHED	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSION OF SIZES, ETC. OF PLOT STATED ON PLAN AREA AS MARKED ON SITE AND THE AREA SO MARKED OUT TALLIES WITH THE AREA STATED IN OCCUPANCY OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPARTMENT / CITY SURVEYED RECORDS.

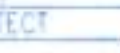
SIGN OF ARCHITECT

DECLARATION

I/WE UNDERSIGNED HEREBY CERTIFY THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD DEEPICTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

NAME:-
MEANSFUL BHOSALE REALITIES
THROUGH ITS PARTNER

MR DEEPAK V JAGTAP
OWN SIGN

PROJECT												
PROPOSED 100 LAYOUT FOR EC AT PLOT NO.1, SINGH (1/P) AT -MAGDOLI, DIST -PUNE.												
NAME AND SIGNATURE OF ARCHT.												
KRISHNA MAHAJAN	CA/2009/35584											
SHIVAM DANGRE	CA/2019/117125											
 MG ARCHITECTS		PLOT NO 02, SIVDHIA HOUSE, KSHIRPA SOCIETY, KARVENAGAR, PUNE 411052										
		NORTH	SCALE	SHEET NO								
			1:500	01/01								
		<table border="1"> <thead> <tr> <th>DATE</th> <th>DWG BY</th> <th>CHECK BY</th> <th>JOB NO</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>10/01/2024</td> <td>SANDISH</td> <td>K.M</td> <td>32323</td> <td></td> </tr> </tbody> </table>			DATE	DWG BY	CHECK BY	JOB NO	REVISION	10/01/2024	SANDISH	K.M
DATE	DWG BY	CHECK BY	JOB NO	REVISION								
10/01/2024	SANDISH	K.M	32323									

18.00 M. WIDE DRAFT OF ROAD AREA CALCULATION BY TRIANGULATION
SCALE-1:500

18.00 M.W. DRAFT OF ROAD AREA CALCULATION											
ADDITIONS											
1	0.5	X	136.59	X	18.74	X	1	=	1279.81	SQ.M	
2	0.5	X	136.59	X	10.42	X	1	=	711.54	SQ.M	
3	0.5	X	12.82	X	6.04	X	1	=	38.89	SQ.M	
4	0.5	X	13.82	X	6.97	X	1	=	48.16	SQ.M	
5	0.5	X	10.64	X	4.38	X	1	=	23.30	SQ.M	
TOTAL PLOT AREA									=	2101.51	SQ.M
CHAMFER DEDUCTION											
A	0.67	X	10.64	X	2.40	X	1	=	17.11	SQ.M	
TOTAL NET PLOT AREA									=	2084.39	SQ.M

15.00 M. WIDE DRAFT OF ROAD AREA CALCULATION BY TRIANGULATION
SCALE-1:500

15.00 M.W. DRAFT OF ROAD AREA CALCULATION											
ADDITIONS											
1	0.50	X	5.85	X	1.80	X	1	=	5.55	SQ.M	
CHAMFER DEDUCTION											
A	0.67	X	5.85	X	0.34	X	1	=	1.35	SQ.M	
TOTAL PLOT AREA									=	4.21	SQ.M

TOTAL OPEN SPACE AREA				
1	OPEN SPACE -1	1144.84	SQ.M	
2	OPEN SPACE -2	632.92	SQ.M	
3	OPEN SPACE -3	328.90	SQ.M	
4	OPEN SPACE -4	2759.34	SQ.M	
TOTAL		4864.00	SQ.M	



OPEN SPACE-02 AREA CALCULATION											
ADDITIONS											
1	0.5	X	31.87	X	16.39	X	1	=	260.95	SQ.M	
2	0.5	X	33.45	X	8.07	X	1	=	134.73	SQ.M	
3	0.5	X	33.45	X	12.54	X	1	=	226.22	SQ.M	
4	AREA AS PER POLYLINE								=	11.02	SQ.M
TOTAL									=	632.92	SQ.M



OPEN SPACE-04 AREA CALCULATION										
ADDITIONS										
1	0.5	X	73.70	X	36.71	X	1	=	1382.52	SQ
2	0.5	X	73.74	X	3.96	X	1	=	145.77	SQ
3	0.5	X	73.74	X	34.23	X	1	=	1261.82	SQ
4	0.5	X	46.75	X	2.80	X	1	=	65.21	SQ
5	AREA AS PER POLYLINE							=	3.00	SQ
6	AREA AS PER POLYLINE							=	3.00	SQ
TOTAL								=	2831.32	SQ
WELL DEDUCTION									71.98	SQ
TOTAL OPEN SPACE AREA								=	2759.34	SQ

PLOT AREA BEFORE SUBDIVISION						
S.NO.	AREA BY TRIANGULATION SQ.M (A)	AREA BY 7/12 SQ.M (B)	AREA CONSIDERED SQ.M (C)	15.00 M.W. DRAFT OF ROAD WIDENING AREA (D)	18.00 M.W. DRAFT OF ROAD WIDENING AREA (E)	NET PLOT AREA (C)-(D)+(E)-(F)
PLOT-1+2 S.NO.663/1	50800.00	50800.00	50800.00	4.21	2084.39	71.98
TOTAL	50800.00	50800.00	50800.00	4.21	2084.39	71.98

PLOT AREA AFTER SUBDIVISION										NOTE	
S.NO.	AREA BY TRIANGULATION SQ.M (A)	AREA BY 7/12 SQ.M (B)	AREA CONSIDERED SQ.M (C)	15.00 M.W. DRAFT OF ROAD WIDENING AREA (D)	18.00 M.W. DRAFT OF ROAD WIDENING AREA (E)	WELL (F)	NET PLOT AREA (C)-(D)+(E)-(F)	BASIC FSI (SQ.M.)	PERMISSIBLE PWD FSI (SQ.M.)		PROPOSED PWD FSI (SQ.M.)
PLOT-1 S.NO.663/1(P)	21980.00	21980.00	21980.00	0.00	833.36	0.00	21046.64	23151.30	4209.33	4209.33	PROPOSED PWD FSI 4209.33 SQ.M. OUT OF 7673.53 SQ. CHALLAN NO.2138 PWD DATED 17/07/2014. BALANCE PWD FSI 2464.20 SQ.M. WILL BE UTILISED ON PLOT AFTER IMPLEMENTATION OF UDGR.
PLOT-2 S.NO.663/1(P)	21296.78	21296.78	21296.78	4.21	1151.03	71.98	20069.56	22076.52	4013.91	0.00	
AMENITY SPACE	7523.22	7523.22	7523.22	-	-	-	7523.22	-	-	-	
TOTAL	50800.00	50800.00	50800.00	4.21	2084.39	71.98	48639.42				

NOTE				
BASIC FSI (SQ.M.)	23151.30	PERMISSIBLE PAID FSI (SQ.M.)	4209.33	PROPOSED PAID FSI (SQ.M.)
PROPOSED PAID FSI 4209.33 SQ.M. OUT OF 7673.53 SQ.M. (CHALLAN NO.21/18 PAID DATED 17/07/2014)				
BALANCE PAID FSI 3464.20 SQ.M. WILL BE UTILIZED ON PLOT NO.1 AFTER IMPLEMENTATION OF UDCR.				



OPEN SPACE-01 AREA CALCULATION										
ADDITIONS										
1	0.5	X	29.20	X	2.76	X	1	=	40.06	SQ.
2	0.5	X	29.20	X	3.57	X	1	=	51.88	SQ.
3	0.5	X	39.49	X	15.77	X	1	=	311.14	SQ.
4	0.5	X	39.49	X	28.48	X	1	=	562.10	SQ.
5	0.5	X	32.81	X	5.95	X	1	=	97.37	SQ.
6	0.5	X	36.74	X	3.91	X	1	=	71.59	SQ.
7	AREA AS PER POLYLINE							=	5.78	SQ.
8	AREA AS PER POLYLINE							=	4.93	SQ.
TOTAL								=	1144.84	SQ.

OPEN SPACE-03 CALCULATION

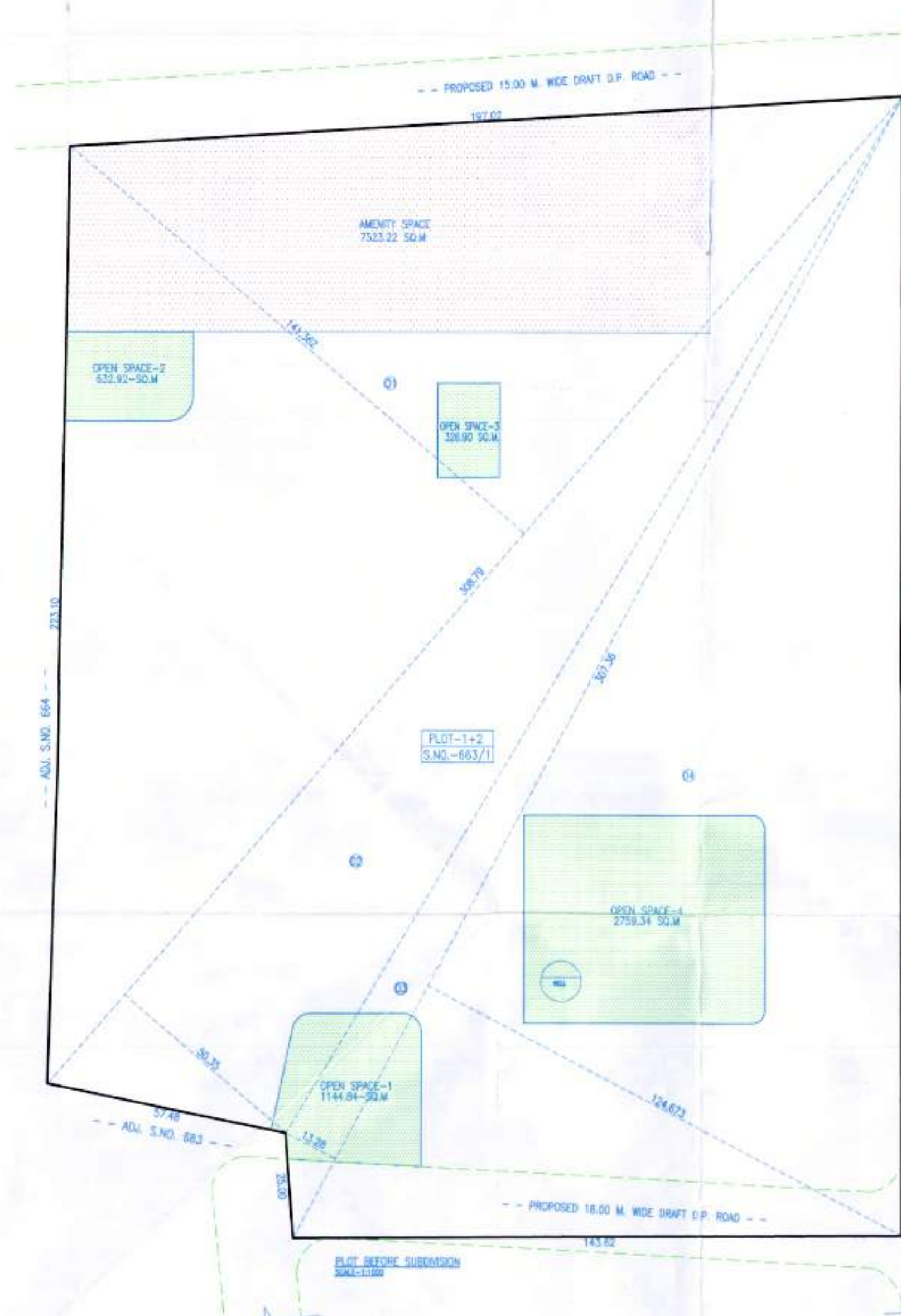
IN TRANSITION

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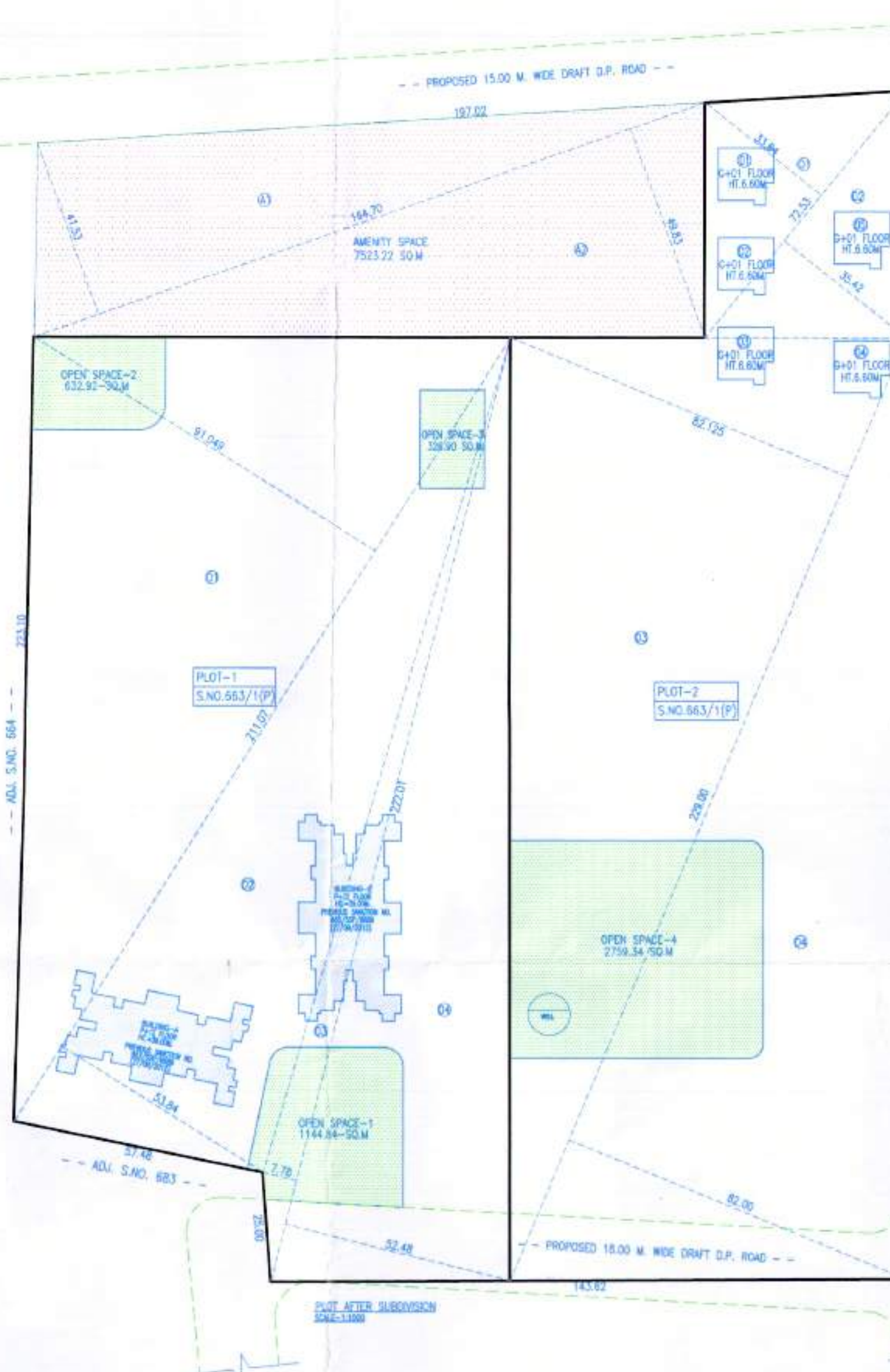
OPEN SPACE-03 AREA CALCULATION

ADDITIONS

1	0.5	X	26.73	X	12.23	X	2	=	326.91	SQ.M	
TOTAL									=	326.90	SQ.M



PLOT- 1+2 BEFORE SUBDIVISION											
ADDITIONS											
1	0.5	X	308.79	X	141.362	X	1	=	21825.59	SQ.M	
2	0.5	X	308.79	X	50.35	X	1	=	7773.79	SQ.M	
3	0.5	X	307.36	X	13.28	X	1	=	2040.87	SQ.M	
4	0.5	X	307.36	X	124.673	X	1	=	19156.75	SQ.M	
TOTAL PLOT AREA									=	50800.00	SQ.M



PLOT-1 AFTER SUBDIVISION											
ADDITIONS											
1	0.5	X	211.07	X	91.049	X	1	=	9608.88	SQ	
2	0.5	X	211.07	X	53.84	X	1	=	5682.00	SQ	
3	0.5	X	222.01	X	7.78	X	1	=	863.62	SQ	
4	0.5	X	222.01	X	52.48	X	1	=	5825.54	SQ	
TOTAL PLOT AREA									=	21980.00	SQ

PLOT-2 AFTER SUBDIVISION											
ADDITIONS											
1	0.5	X	72.53	X	33.64	X	1	=	1218.95	SQ.M	
2	0.5	X	72.53	X	35.42	X	1	=	1284.51	SQ.M	
3	0.5	X	229.00	X	82.125	X	1	=	9403.31	SQ.M	
4	0.5	X	229.00	X	82.000	X	1	=	9389.89	SQ.M	
TOTAL PLOT AREA									=	21296.78	SQ.M

AMENITY SPACE AREA CALCULATION										
ADDITIONS										
A1	0.5	X	164.70	X	41.53	X	1	=	3419.68	SQ.M
A2	0.5	X	164.70	X	49.83	X	1	=	4103.54	SQ.M
TOTAL								=	7523.22	



LOCATION PLAN



15.00 M.W. DRAFT OF ROAD AREA CALCULATION (PLOT-2)											
CALCULATION BY TRIANGULATION (PLOT-2)											
15.00 M.W. DRAFT OF ROAD AREA CALCULATION (PLOT-2)											
ADDITIONS											
1	0.5	X	82.633	X	15.236	X	1	=	629.65	SQ.M	
2	0.5	X	82.633	X	10.366	X	1	=	420.39	SQ.M	
3	0.5	X	12.82	X	9.304	X	1	=	38.69	SQ.M	
4	0.5	X	13.82	X	6.97	X	1	=	48.16	SQ.M	
5	0.5	X	10.64	X	4.38	X	1	=	23.30	SQ.M	
TOTAL PLOT AREA									=	1188.19	SQ.M
CHAMFER DEDUCTION											
1	0.67	X	10.64	X	2.40	X	1	=	17.11	SQ.M	
TOTAL NET PLOT AREA									=	1151.03	SQ.M

3419.58	SQ.M
4103.54	SQ.M
7523.22	SQ.M

Sr. No.	Plot After Subdivision Area Statement	PREVIOUS SANCTION	PLOT-1	PLOT-2
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	50800.00	21980.00	21296.78
2	a) AS PER OWNERSHIP DOCUMENT (7/12/CTS EXTRACT)	50800.00	21980.00	21296.78
3	b) AS PER SUBDIVISION	50800.00	21980.00	21296.78
4	c) AS PER SITE	50800.00	21980.00	21296.78
5	DEDUCTIONS FOR			
	(a) PROPOSED 18.00 M.W. DRAFT OF ROAD	2084.39	933.36	1151.03
	(b) PROPOSED 15.00 M.W. DRAFT OF ROAD	4.21	0.00	4.21
	(c) ANY D.P. RESERVATION AREA	0.00	0.00	0.00
	(d) WELL	71.98	0.00	71.98
	TOTAL AREA (a+b+c+d)	2160.58	933.36	1227.22
6	GROSS AREA OF PLOT (1-2)	48639.42	21046.64	20069.56
7	RECREATIONAL OPEN SPACE			
	a) REQUIRED	4863.94	2104.66	2006.98
	b) PROPOSED	4863.94	2104.66	2759.34
8	AMENITY SPACE			
	a) REQUIRED	7295.91	0.00	0.00
	b) PROPOSED	7523.22	0.00	0.00
9	SERVICE ROAD AND HIGHWAY WIDENING	0.00	0.00	0.00
10	INTERNAL ROAD AREA	0.00	0.00	0.00
11	NET AREA OF PLOT (3-5b)	41116.20	21046.64	20069.56
12	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FORM ROAD WIDTH (A SR.108X1.10)	45227.82	23151.30	22076.52
13	ADDITIONAL AREA FOR F.S.I			
	a) IN-SITU AREA AGAINST D.P. ROAD [1.85XSR.NO.2(A) IF ANY]	-	-	-
	b) IN-SITU AREA AGAINST AMENITY SPACE [2.00 OR 1.85XSR.NO.5(b)]	-	-	-
	c) PROPOSED PREMIUM F.S.I AREA	8223.24	4209.33	4013.91
	d) PROPOSED PREMIUM F.S.I AREA	8223.24	4209.33	0.00
	e) I.D.R. AREA	0.00	0.00	0.00
	f) ADDITIONAL F.S.I AREA UNDER CHAPTER (VII)	0.00	0.00	0.00
	TOTAL AREA (d)	8223.24	4209.33	0.00
14	TOTAL AREA AVAILABLE (6+10d)	53451.06	27360.63	22076.52
15	MAXIMUM UTILIZATION OF F.S.I PERMISSIBLE AS PER ROAD WIDTH (as per regulation no.15.4)	53451.06	27360.63	22076.52
16	TOTAL BUILT-UP AREA IN PROPOSAL			
	a) EXISTING BUILT-UP AREA	12296.05	12296.05	0.00
	b) PROPOSED SANCTION BUILT-UP AREA	8561.84	7355.26	1206.56
	c) PROPOSED BUILT-UP AREA	0.00	7699.97	0.00
	d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I	0.00	0.00	0.00
	TOTAL AREA (a+b+c+d)	20857.89	27351.30	1206.56
17	F.S.I CONSUMED (13/6) (should not be more than serial no.12 above)	0.51	1.30	0.42
18	AREA FOR INCLUSIVE HOUSING IF ANY			
	a) REQUIRED (20% of sr.no.6)	0.00	0.00	0.00
	b) PROPOSED	0.00	0.00	0.00

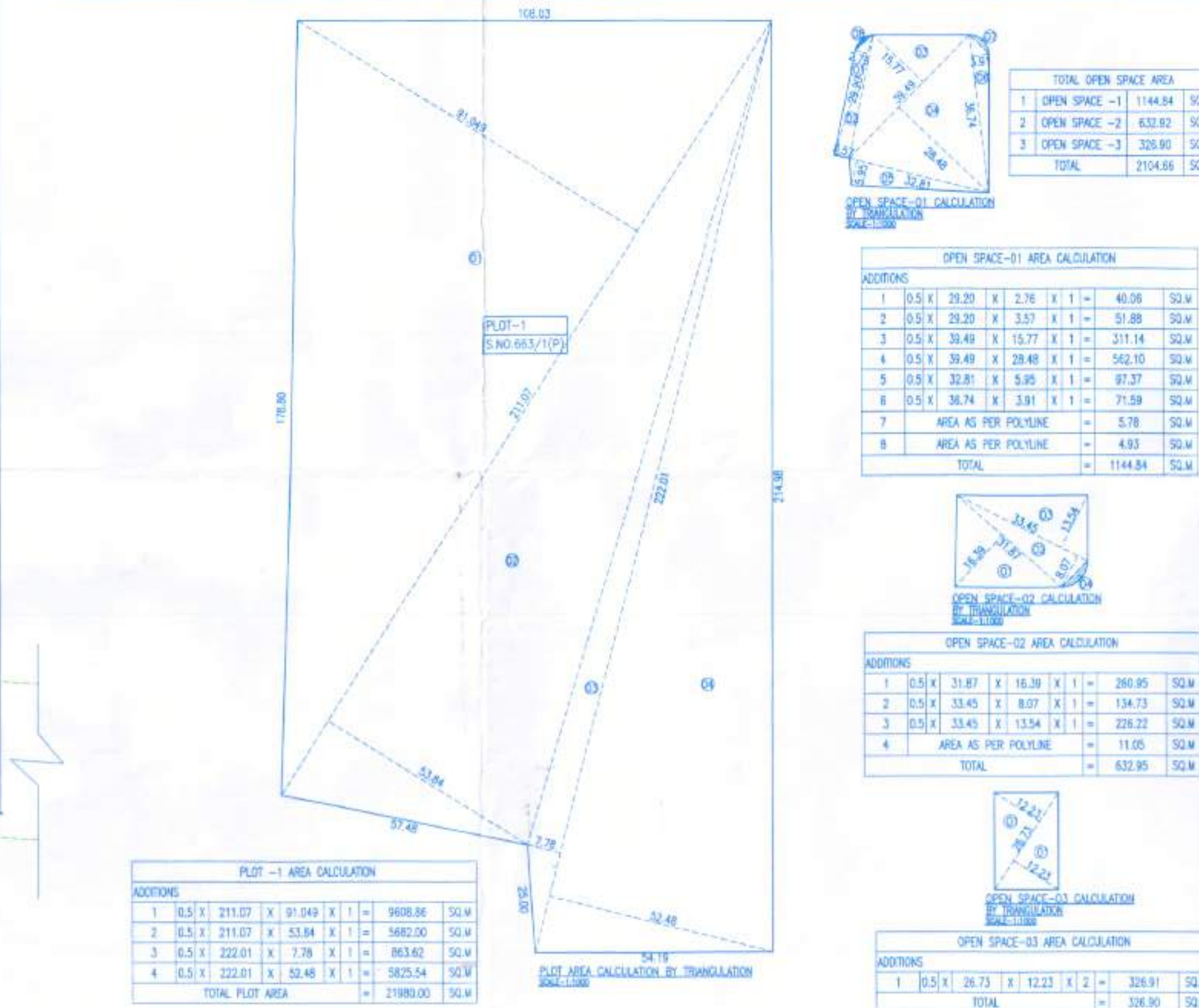
DIFFERENCE AREA TABLE									
SR. NO.	AREA	FSI AREA (SQ.M.)	OPEN BALCONY (SQ.M.)	DRY BALCONY (SQ.M.)	TERRACE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	STAIRCASE (SQ.M.)	LIFT (SQ.M.)	FIRE LIFT (SQ.M.)
1	PREVIOUS SANCTION AREA	20857.89	-	-	-	240.24	-	4.52	4.52
2	PROPOSED SANCTION AREA	27351.30	672.18	-	-	258.44	258.44	8.41	5.75
		6483.41	672.18	-	-	16.20	258.44	3.89	1.23

EXISTING BUILDING AREA STATEMENT									
BUILDING	FLOOR	HEIGHT	EXISTING RESIDENTIAL FSI AREA (SQ.M.)	COMMERCIAL FSI AREA (SQ.M.)	PERM. BALCONY	PROG. OPEN BALCONY	REG. STAIRCASE AREA	FIRE STAIRCASE AREA	TERRACE AREA
BUILDING-A	PARKING+12 FLOOR	39.00M	5679.17	-	-	835.29	-	186.18	376.42
BUILDING-E	PARKING+12 FLOOR	39.00M	8616.88	-	-	978.40	-	205.49	415.92
TOTAL			12296.05	-	-	1813.69	-	391.67	792.34

F.S.I. STATEMENT (EXISTING BUILDING-A)									
FLOOR	F.S.I. PROPOSED (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	OPEN BALCONY (SQ.M.)	FIRE STAIRCASE AREA (SQ.M.)	TERRACE (SQ.M.)	FIRE LIFT AREA (SQ.M.)	L.M.R. AREA (SQ.M.)	REFUGUE AREA (SQ.M.)	TENEMENT
PARKING FLOOR	-	-	-	-	-	-	-	-	-
1ST FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
2ND FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
3RD FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
4TH FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
5TH FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
6TH FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
7TH FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
8TH FLOOR (R)	465.04	69.76	69.61	15.51	31.87	-	-	-	8
9TH FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
10TH FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
11TH FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
12TH FLOOR	465.04	69.76	69.61	15.51	31.87	-	-	-	8
TOTAL	5580.48	837.08	835.29	186.18	376.42	18.30	80.37	96.00	
TOTAL = FSI + LIFT AREA + L.M.R. AREA = 5580.48+18.30+80.37 = 5679.17 SQ.M.									

EXISTING PARKING CALCULATION RESIDENTIAL (BUILDING-A)									
BUILDING	PARKING REQUIRED	NO. OF TENEMENT / AREA	REQUIRED PARKING CARS	SCOOTERS	PROPOSED PARKING CARS	SCOOTERS	PROPOSED PARKING CARS	SCOOTERS	PROPOSED PARKING CARS
BUILDING-A	FOR 3 TENEMENTS HAVING BUILT UP AREA UP TO 100 SQ.M. (1-3-3)	96	32	96	32	96	32	96	96
BUILDING-E	FOR 4 TENEMENTS HAVING BUILT UP AREA UP TO 50 SQ.M. (0-5-5)	0	0	0	0	0	0	0	0
TOTAL		96	32	96	32	96	32	96	96
ADD METROPOLITAN PARKING 50%			16	48	16	48	16	48	48
TOTAL			48	144	48	144	48	144	144
AREA REQUIRED PER NOS.			12.50	2.00	0.70	12.50	2.00	0.70	0.70
TOTAL AREA			600.00	288.00	100.80	600.00	288.00	100.80	100.80

WATER CALCULATION WING-A, E, B & C									
BUILDING	TENEMENT	NO. OF PERSON TENEMENT	WATER REQUIRED PER PERSON	Q.H.W.T. CAPACITY REQUIRED (LITRS)	Q.H.W.T. CAPACITY REQUIRED (LITRS) FIRE FIGHTING	U.G.T. CAPACITY REQUIRED (LITRS)	U.G.T. CAPACITY REQUIRED (LITRS) FIRE FIGHTING	U.G.T. CAPACITY REQUIRED (LITRS)	U.G.T. CAPACITY REQUIRED (LITRS) FIRE FIGHTING
BUILD-A (EXISTING)	96	05	135	64800	64800	20000.00	64800.00	64800	20000.00
BUILD-E (EXISTING)	96	05	135	64800	64800	20000.00	64800.00	64800	20000.00
BUILD-B	95	05	135	64125	64125	20000.00	64125.00	64125	20000.00
BUILD-C	90	05	135	60750	60750	20000.00	60750.00	60750	20000.00
TOTAL (RESIDENTIAL)				254475.00	254475.00	80000.00	334475.00	254475.00	80000.00



PREVIOUSLY APPROVED AREA STATEMENT (BUILDING-B)									
BUILDING	FLOOR	HEIGHT	PREVIOUS APPROVED AREA (SQ.M.)	TOTAL FSI (SQ.M.)	BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	TERRACE (SQ.M.)	LIFT (SQ.M.)
BUILD-B	P+12 FLOOR	38.40M	7355.28	7355.28	-	-	240.24	-	4.52
TOTAL			7355.28	7355.28	-	-	240.24	0.00	4.52

PROPOSED BUILDING AREA STATEMENT (BUILDING-C, D & F)									
BUILDING	FLOOR	HEIGHT	PROPOSED FSI AREA (SQ.M.)	TOTAL FSI (SQ.M.)	BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	TERRACE (SQ.M.)	LIFT (SQ.M.)
BUILD-C	B1+G+1ST+11 FLOOR	39.00M	7699.97	7699.97	672.18	256.44	256.44	-	8.41
BUILD-D	B1+G+1ST PARK FLOOR	6.00M	-	-	-	-	-	-	-
BUILD-F	B1+G+1ST PARK FLOOR	6.00M	-	-	-	-	-	-	-
TOTAL			7699.97	7699.97	672.18	256.44	256.44	0.00	8.41

PREVIOUSLY APPROVED F.S.I. STATEMENT (BUILDING-B)									
FLOOR	PROPOSED F.S.I. (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	BALCONY AREA (SQ.M.)	STAIRCASE AREA (SQ.M.)	FIRE STAIRCASE AREA (SQ.M.)	TERRACE AREA (SQ.M.)	REFUGUE AREA (SQ.M.)	LIFT AREA (SQ.M.)	FIRE LIFT AREA (SQ.M.)
PARKING FLOOR	-	-	-	-	-	-	-	-	-
1ST FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
2ND FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
3RD FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
4TH FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
5TH FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
6TH FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
7TH FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
8TH FLOOR (R)	492.52	73.88	69.63	-	20.02	52.87	-	-	8
9TH FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
10TH FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
11TH FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
12TH FLOOR	492.52	73.88	69.63	-	20.02	52.87	-	-	8
TOTAL	5923.56	868.53	778.23	20.02	240.24	628.95	24.00	4.52	95.00
TOTAL = (FSI + BALCONY + STAIRCASE + TERRACE + LIFT) = (5923.56 + 778.23 + 20.02 + 628.95 + 4.52) = 7355.28 SQ.M.									

PROPOSED F.S.I. STATEMENT (BUILDING-C)									
FLOOR	PROPOSED F.S.I. (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	BALCONY AREA (SQ.M.)	STAIRCASE AREA (SQ.M.)	FIRE STAIRCASE AREA (SQ.M.)	REFUGUE AREA (SQ.M.)	LIFT AREA (SQ.M.)	FIRE LIFT AREA (SQ.M.)	TENEMENT
PARKING FLOOR	-	-	-	-	-	-	-	-	-
1ST FLOOR	368.02	55.20	29.66	21.37	21.37	-	-	-	4
2ND FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
3RD FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
4TH FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
5TH FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
6TH FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
7TH FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
8TH FLOOR (R)	683.93	102.59	60.06	21.37	21.37	-	-	-	8
9TH FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
10TH FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
11TH FLOOR	683.93	102.59	60.06	21.37	21.37	-	-	-	8
12TH FLOOR	513.89	77.08	44.61	21.37	21.37	-	-	-	8
TOTAL	7699.97	1155.00	672.18	256.44	256.44	24.00	8.41	5.75	90

FSI+NON FSI STATEMENT									
ITEM NO.	BUILDING	AREA IN SQ.M.	FSI	NON FSI	FSI	NON FSI	FSI	NON FSI	FSI
1	EXISTING BUILDING FSI	5679.17	-	-	-	-	-	-	-
2	BUILDING-A (EXISTING)	5679.17	-	-	-	-	-	-	-
3	BUILDING-E (EXISTING)	8616.88	-	-	-	-	-	-	-
4	TOTAL	12296.05	-	-	-	-	-	-	-
5	PROPOSED BUILDING FSI	7355.28	-	-	-	-	-	-	-
6	BUILDING-B	7355.28	-	-	-	-	-	-	-
7	BUILDING-C	7699.97	-	-	-	-	-	-	-
8	TOTAL	15055.25	-	-	-	-	-	-	-
9	TOTAL EXISTING + PROPOSED BUILDING FSI (A+B)	27351.30	-	-	-	-	-	-	-
10	EXISTING BUILDING NON FSI	1226.57	-	-	-	-	-	-	-
11	PARKING AREA (BLDG. A+E)	1080.10	-	-	-	-	-	-	-
12	TOP TERRACE AREA	1008.59	-	-	-	-	-	-	-
13	CLUB HOUSE AREA	157.26	-	-	-	-	-	-	-
14	NON FSI AREA FOR - INCLUDES STAIRCASE, PASSAGE, LIFT, TERRACES, WASHING PLACE, REFUGES, TRANSFORMER, D.H.W.T., U.G.T., S.T.P., O.M.C., D.G. ETC.	1542.36	-	-	-	-	-	-	-
15	TOTAL EXISTING BLDG. NON FSI	5014.88	-	-	-	-	-	-	-
16	PROPOSED BUILDING NON FSI	7337.57	-	-	-	-	-	-	-
17	STILL PARKING AREA (BLDG. C+D+H)	4049.84	-	-	-	-	-	-	-
18	1ST FL. PARKING AREA (BLDG. C+D+H)	5102.40	-	-	-	-	-	-	-
19	NON FSI AREA FOR - INCLUDES STAIRCASE, PASSAGE, LIFT, TERRACES, WASHING PLACE, REFUGES, TRANSFORMER, D.H.W.T., U.G.T., S.T.P., O.M.C., D.G. ETC.	12707.68	-	-	-	-	-	-	-
20	TOTAL PROPOSED BLDG. NON FSI	29197.49	-	-	-	-	-	-	-
21	TOTAL EXISTING + PROPOSED BLDG. NON FSI (C+D)	34212.37	-	-	-	-	-	-	-
22	TOTAL FSI + NON FSI AREA	61563.67	-	-	-	-	-	-	-

PARKING CALCULATION RESIDENTIAL (BUILDING-B)									
BUILDING	PARKING REQUIRED	NO. OF TENEMENT / AREA	REQUIRED PARKING			PROPOSED PARKING			
			CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES	
BUILDING-B	FOR 3 TENEMENTS HAVING BUILT UP AREA UP TO 100 SQ.M. (1-3-3)	48	16	48	48	16	48	48	
	FOR 4 TENEMENTS HAVING BUILT UP AREA UP TO 50 SQ.M. (0-5-5)	47	0	58	59	0	58	59	
	TOTAL	95.00	16	107	107	16	107	107	
	AUD METROPOLITAN PARKING 50%		8	53	53	8	53	53	
	TOTAL		24	160	160	24	160	160	
	AREA REQUIRED PER NOS.		12.50	2.00	0.70	12.50	2.00	0.70	
	TOTAL AREA		300.00	320.00	112.00	300.00	320.00	112.00	



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४

PUNEMETROPOLIS

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044

Ph No : 020- 259 35 344 / 356 / 353 / फोन नं. २२०- २५९ ३३ ३४४ / ३५३ / ३३३ Email: comm@pmrda.gov.in

सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ त्तसार)

जा.क्र. : DP/बीएचए/HAV/गौ. वाघोली /MC.नं. ६६३/१ व इतर/प्र.क्र. १४०२/२३-२४/७९

दि. २४/०८/२०२४

प्रति,

श्री. रामदास भिवा हरगुंडे व इतर ६ तर्फे कु.सु.धा. मे. अशुल भोसले

रिअल्टी तर्फे श्री. दिपक विलासराव जगताप व श्री. विक्रम बाजीराव भोसले,

पत्ता- सुनिट नं.५०१, करण तेज बोनिटा, ११८७/१६, देशमुख मार्ग, शिवाजीनगर पुणे-५.

मौजे- वाघोली, तालुका- हवेली, जिन्हा- पुणे, येथील ग.नं.- ६६३/१ व इतर, क्षेत्र- ५०८००.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहणांशणी" प्रकल्पाभशील रेखांकित भूखंड उपाविभाषणी व इमारत बांधकाम प्रस्ताव मंजूरीस्त्व प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत मादर केलेल्या काचदपत्रास अश्विन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अश्विन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

महानगर आयुक्त

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

तथा,

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता.



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

मीजे- बाघोनी, तालुका- हवेली, जिल्हा- पुणे, येथील म.नं.- ६६३/१ व इतर, क्षेत्र- ५०८००.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रेखांकन भूखंड उपविभागणी व इमारत बांधकाम प्रस्ताव.

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. ०८/०४/२०२४ रोजीचे पत्र क्र. २४०३/२३-२४ सोबतचे परिशिष्ट 'अ'

- १) मंजूर नकाशाप्रमाणेच जागेचा विकस व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम लुरु करणे बंधनकारक राहिल. बांधकाम गुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणेत यावे. तदनंतर त्यापेढे आवश्यकतेनुसार विहित सुद्धीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून न घेतल्यास सदर परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) जिल्हाधिकारी कार्यालय, पुणे (महसूल शाखा) यांचेकडील आदेश क्र.ममह/एनए/एसआर/४८३/२०१२, दि. ११/०३/२०१३ या एखातील जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी आणि या वरील भार याबाबत पत्रा मधील अटी व शर्ती अर्जदार/ विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
- ४) प्रस्तावासोबत सादर उप अधीक्षक भूमि अभिलेख हवेली, पुणे यांचेकडील मोजणी क्र. हवेली अ.ता.मो.र.नं.- २६९/०८, दि. २०/०३/२००९, ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराने /विकासकाने/ जमिनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत याद/ न्यायालयीन याद उद्भवल्यास त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार /विकासक / जमिनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुज्ञेय राहणार नाही.
- ५) प्रस्तुतच्या जमिनीवर आर्थिक सव्वाचा बोजा असल्यास त्यास अर्जदार / जमिनमालक /विकासक सर्वस्वी जबाबदार राहिल.
- ६) नागरी जमीन (कमाल धारणा व विनियम) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींवरिता प्रस्तावासोबत आपण रु.५००/- च्या स्टॅम्प पेपरवरील दिनांक- ०७/१०/२०२३ रोजी नोदरी श्री.- धैर्यशील शरदराव सनस यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र.-५२१/२०२३ सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार /जमिनमालक /विकासक यांची राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत गमजून कारवाईस पात्र राहिल.
- ७) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्यांची रुंदी, १५% सुविधा भूखंड व १०% खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहिल. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणाम सादर केल्यास भूमि मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.



मीजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, पेथील ग.नं.- ६६३/१ व इतर, क्षेत्र- ५०८००.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रेखांकित भूखंड उपविभागणी व इमारत बांधकाम प्रस्ताव.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा भूखंडातील क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते / रस्ता हद्दीने बांधित क्षेत्र जागा मालकास/ विकसकास बाहीव चटईक्षेत्राच्या बदल्यात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरित करावयाचे झाल्यास अशा अनुगमिक क्षेत्राची मोजणी जागा मालकाने /विकसकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहिल, तदनंतर अशा क्षेत्राखालील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालकाने /विकसकाने स्वखर्चाने करून देऊन तरा ८/१२ उतारा व त्याप्रमाणे प्रत्यक्ष जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा बाहीव चटई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुगमिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहिल.

- ८) मंजूर नकाशामध्ये समाविष्ट ग.नं.- ६६३/१ व इतर, क्षेत्र- ५०८००.०० चौ.मी. या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर ग.नं.- ६६३/१ व इतर मधील क्षेत्रामध्ये एकत्रिकरणाबाबतचा प्रॉपर्टी कार्ड उतारा १३/१२ उतारा व मोजणी नकाशा सादर करणे अर्जदार / विकसक / जमिनमालक यांच्यावर बंधनकारक आहे.
- ९) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासून पुढील, मार्गील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- १०) रेखांकनातील भूखंड व नियोजित इमारतीचा बापर फक्त मंजूर नकाशानुसार रहिवास/ वाणिज्य /औद्योगिक /सार्वजनिक /निमसार्वजनिक याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल. इमारतीच्या बापरात बदल करावयाचा असल्यास त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.
- ११) इमारतीचे जोणे तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता /मृदुक्करल अभियंता/ भुगरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महमूल /भूमी अभिलेखात एकत्रिकरण /उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- १२) इमारतीचे मंजूर नकाशानुसार जोच्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोणे तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अवधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
- १३) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत /प्रादेशिक योजना रस्ते/ रस्ता हद्दीकरणातील क्षेत्र सर्व जनतेच्या वापरामाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १४) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांचे/ विकसकांचे /जमीनमालकांचे भूखंड/सुविधा वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारक रित्या विकसित करणे आवश्यक आहे.
- १५) नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशावर दर्शविल्यापेक्षा जास्त असता कागा नये.
- १६) नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकुण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते/रस्ताहद्दी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर अमणे आवश्यक आहे.

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मोजे- बाधोली, तालुका- हवेली, जिल्हा- पुणे, येथील ग.नं.- ६६३/१ व इतर, क्षेत्र- ५०८००.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रेखाकन भुखंड उपविभागणी व इमारत बांधकाम प्रस्ताव.

१७) जागेतील/ जागेवरील ताऱ्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक/ जमिनमालक यांची राहिल.

१८) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.

१९) संरचना इंजिनिअर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.

२०) अर्जदार / विकासक/ जमिनमालक यांनी रु. ५००/- च्या स्टॅम्प पेपरवरील क्र.५५८/२३, दिनांक-३१/१०/२३ अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येते अमुन पुणे महानगर प्रदेश विकास प्राधिकरणासाठी सुधारित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल. (नियम क्र. ७.१)

२१) शासन नगर विकास विभागाकडील दि.१६/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/४१०२/प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशांमध्ये प्रत्येक सदनिकेचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमोड, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.

२२) नियोजित इमारतीसाठी/ विकाससाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अंश्यासित केलेल्या सक्षम प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास या प्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.

२३) ओला व भूक्या कचऱ्याकरिता सदर जागेत स्थलत्र कंटेनरची सोय करणे आवश्यक राहिल, विघटन होण्याच्या ओल्या कचऱ्यासाठी गांबुळखत प्रकल्प अर्जदार / विकासक/जमिनमालक यांना रबखर्चाने करावयाचा आहे.

२४) सदर जमिनीचे क्षेत्रफळ ५.०० चौ.मी. पेक्षा कमी / जास्त आहे. त्यामुळे प्रत्येक १०० चौ.मी. क्षेत्रासाठी/ प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक ब्राड याप्रमाणे वृक्ष लागवड करणे व त्याची जोपासणा करणे अर्जदार/ विकासक/जमिनमालक यांचेवर बंधनकारक राहिल.

२५) शासन निदेशानुसार बांधकाम करताना फ्लॅश अंशचा वापर करणे बंधनकारक राहिल.

२६) सौर उर्जेवर पाणी तापवण्यासाठीची यंत्रणा अर्जदार/ विकासक/जमिनमालक/ यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.

२७) बेस्ट वॉटर ट्रिटमेंट प्लॅंट उभारणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर वगीचा, झाडाची जोपासणा यासाठी करणे आवश्यक आहे.

२८) रेन वॉटर हार्वेस्टिंग बाबतची यंत्रणा अर्जदार यांनी स्वखर्चाने करावयाची आहे.



(Signature)

मीजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील ग.नं.- ६६३/१ व इतर, क्षेत्र- ५०८००.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रेखांकन भुखंड उपविभागणी व इमारत बांधकाम प्रस्ताव.

२९) केंद्र शासनाच्या MINISTRY OF CIVIL AVIATION ची अधिगुचना क्र. G.S.R ७५१ (E) दि. ३०/०९/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. AVIATION विभागाच्या CCZM नुसार प्रस्तावाव्याखालील जागा P२ झोन मध्ये समाविष्ट आहे. सदर नकाशानुसार कमीत कमी अनुज्ञेय उंचीचा विचार करता महत्तम अनुज्ञेय होणारी उंची- ५८६.०० मी. इतकी आहे. तसेच कार्यालयीन उपलब्ध असलेला ELU नकाशानुसार AMSL ५७५.०० मी. आहे. प्रस्तावित प्लॉट नं. १ मधील इमारतीच्या टॉप लेवेलची उंची- ४६.०० मी. + ५७५.०० मी. = ६२१.०० मी. इतकी येते. त्यामुळे AVIATION विभागाकडील ना-हुरकत प्रमाणपत्र घेणे आवश्यक आहे. त्याअनुषंगाने अर्जदार यांनी AVIATION विभागाकडील पत्र जा.क्र. SWAC/२५६४/६/१०९/ATS(BM), दिनांक ३०/०९/२२ अन्वये एकूण उंची 64.00m AGL or 646.50m AMSL करिता ना-हुरकत प्रमाणपत्र सादर केलेले असून सदर ना-हुरकत प्रमाणपत्रातील अटी / शर्ती अर्जदार/ विकासक / जमिनमालक यांचेवर बंधनकारक राहतील.

३०) महाराष्ट्र प्रदुषण मंडळाचे Consent to establish प्रमाणपत्र Consent Order No. Format १.०/BO/ROHQ/PN-२१९०२-१४/CE/CC-११३३७, दि. ०२/१२/२०१४ मधील अटी व शर्ती अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.

३१) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे अर्जदार/ विकासक/ जमिनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशा: / पूर्णत: वापर सुरू केल्यास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहिल.

३२) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. २.७७.१३ नुसार विशेष इमारतीबाबत :-

a) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. १४.३.१ नुसार प्रस्तावित इमारती सभोवताली ६.०० मी रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल या प्रमाणे डिझाईन करून विकसीत करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक आहे.

b) अर्जदार/ विकासक/ जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती जिल्हा परिषदेच्या आवश्यक राहिल त्यावखेरीबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. १८.१८ नुसार प्रस्तावित करणे आवश्यक राहिल.

c) नगर विकास विभागाच्या दि. २८.८.२००९ रोजीच्या अधिगुचना प्रमाणे नियम क्र. ४ मधील धारा - ii प्रमाणे पुणे महानगर प्रदेश विकास प्राधिकरण/पुणे महानगरपालिका यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनाने बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अग्निशमन अधिकारी यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदी प्रमाणे आणि प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनानुषंगाने पुणे महानगर प्रदेश विकास प्राधिकरण/पुणे महानगरपालिका यांनी पत्र क्र.- FB/११६२, दि.- ०८/०८/२०२३ व नुतनीकरण जा.क्र. अशाद/३५२, दि. १९/०४/१७ ने दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल. तसेच प्रस्तावित बांधकाम नकाशानुसार

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मोजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील स.नं.- ६६३/१ व इतर, क्षेत्र- ५०८००.०० चौ.मी, क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रेखांकन भुखंड उपविभागणी व इमारत बांधकाम प्रस्ताव.

जागेवर विकास करण्यापूर्वी प्रस्तावित इमारतीस प्राधिकरणाकडील मुख्य अग्निशमन अधिकारी यांचेकडील सुधारित ना-हक्कत प्रमाणपत्र घेणे अर्जदार /विकासक/ जमिनमालक यांचेवर बंधनकारक राहील.

- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. २.७७.१३ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग- VI मधील बाबींची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहील.
- e) नेहमीच्या वापरामाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहील..
- f) प्रमाणित विकास निगवण आणि प्रोत्साहन निवपावलीमधील तरतूद क्र. १८.२८.८ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहील.
- g) अशा इमारतीचे Structural Design हे भूकंप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने/ जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अग्निशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहील.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करून सदर चंत्रणा सुरक्षितता कायान्वित असलेल्या अग्निशमन विभागाकडील अंतिम नाहक्कत प्रमाणपत्र गादर करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहील.
- i) पुणे महानगर प्रदेश विकास प्राधिकरण/ पुणे महानगरपालिका यांनी पत्र क्र.- FE/११६९, दि.- ०८/०८/२०२३ व नुतनीकरण जा.क्र. अशाद/३५२, दि. १२/०४/१७ अन्वये Provisional Fire N.O.C. राखील अटी व शर्तीस अधिन राहून दिले आहे. हे ना हक्कत प्रमाणपत्र देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्निशमन अधिकारी/ राखालक यांचे सुधारित ना हक्कत प्रमाणपत्र घेणे बंधनकारक आहे. तसेच प्रस्तावित बांधकाम नकाशानुसार जागेवर विकास करण्यापूर्वी प्रस्तावित इमारतीस प्राधिकरणाकडील मुख्य अग्निशमन अधिकारी यांचेकडील सुधारित ना-हक्कत प्रमाणपत्र घेणे अर्जदार /विकासक/ जमिनमालक यांचेवर बंधनकारक राहील.

३३) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI + Non FSI) बांधकाम क्षेत्र २००००.०० चौ.मी. पेक्षा जास्त प्रस्तावित असल्याने सदर प्रकल्पास पर्यावरण विभागाकडील State Environment Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे अर्जदार/ विकासक /जमीनमालक व वास्तुविशारद यांचेवर बंधनकारक राहील.

३४) मोठ्या इमारत बांधकामाच्या ठिकाणी काम करण्याच्या गजृतामधील सर्वोदर माहिती आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता खेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.

३५) प्रकरणी बांधकाम परवानगी वेळी प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूदीनुसार छाननी शुल्क चलन क्र. SCRF/१४०२/२३-२४, र.रु. ६,०००/-, दि. १६/०१/२०२४ व छाननी शुल्क फरक चलन क्र. DCSC/१२३२, र.रु.१,३०,६२०/- दि. १६/०१/२०२४ व पुढतीमध्ये भरणा न केल्याने दंडात्मक



(Signature)

मौजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, रेशन ग.नं.- ६६३/१ थ इतर, क्षेत्र- ५०८००.०० चौ.मी. क्षेत्रावरील सुधारित "समुह गृहबांधणी" प्रकल्पामधील रेखांकन भुखंड उपविभागणी व इमारत बांधकाम प्रस्ताव.

चलन क्र. PISC/२८१, र.रु. १,९६०/-, दि.०६/०३/२०२४ त्याचप्रमाणे सुधारित बांधकाम क्षेत्रातील फरकानुसार प्रिमीयम शुल्क चलन क्र. PRMM/१८८, र.रु. ३२,८७०/-, दि. १६/०१/२०२४ व मुदतीमध्ये भरणा न केल्याने दंडात्मक चलन क्र. PIRR/३८७, र.रु. ६००/-, दि.०६/०३/२०२४, विकास शुल्क चलन क्र. DEVF/१३९८, र.रु. १८,२४,९००/- दि. १६/०१/२०२४ व मुदतीमध्ये भरणा न केल्याने दंडात्मक चलन क्र. PIDV/३८६, र.रु. २७,३८०/-, दि.०६/०३/२०२४, वाढीव विकास शुल्क चलन क्र. ADEV/१०४८, र.रु. १८,९४,९००/-, दि. १६/०१/२०२४ व मुदतीमध्ये भरणा न केल्याने दंडात्मक चलन क्र. PIAD/३८८, र.रु. २७,३८०/-, दि.०६/०३/२०२४, कामगार कल्याण उपकर चलन क्र. LWCS/१५६२, र.रु.- ६५,५३,९१०/- (१००%), दि.- २८/०२/२०२४ या चलनांचा भरणा केला आहे.

३६) प्रस्तुत जमिनीवर भविष्यात छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, वाढीव विकास शुल्क व कामगार कल्याण उपकर व इतर शुल्कांबाबतच्या रकमेची बाकी उद्धवल्यास सदर रकम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहील.

३७) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

प्रस्तावातूनोबतच्या रेखांकन/बांधकाम नकाशांचे दोन मंच स्वाक्षांकित करून सोबत जोडने असून प्रस्तावावारीवतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.


महानगर आयुक्त

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

तथा,

मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.



ANNEXURE-R-7-Colly**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

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



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

"Your Service is our Duty"

MPCB/ROP/PD/ 2507310013

Date: 31/07/2025

To,
M/s. Anshul Kanvas" by M/s Anshul Bhosale Realty
Gat. No. 663 Hargude Nagar, Wagholi,
Tal Haveli, Dist Pune

Sub: Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, and under section 31 A of Air (Prevention & Control of Pollution) Act, 1981.

Ref:

- 1) Complaint Dtd. 31/1/2025 from Shri. Viraj Uddhav Pawar, Advocate on behalf of his client Shri. Shashikant Vitthal Kamble, Warje, Pune for carrying out illegal building construction of Residential and Commercial project "Ansul Kanvas" situated at Gat No.663/1(P), Plot No.1, Village: Wagholi, Tal: Haveli, Dist: Pune by M/s. Anshul Bhosale Reality LLP.
- 2) Visit of the Board official to your unit on 12.02.2025
- 3) Legal Action proposal submitted by Sub Regional Officer, Pune-1 vide no. MPCB-LEGAL-ACTION-200225007, Dtd. 08.03.2025

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Operate u/s 26 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, subject to certain terms and conditions.

AND WHEREAS, it is obligatory on your part to provide adequate pollution control devices and comply with the consent conditions so as to achieve the standards prescribed by the Board in its consent.

AND WHEREAS, the Board has received complaint from from Shri. Viraj Uddhav Pawar, Advocate on behalf of his client Shri. Shashikant Vitthal Kamble, Warje, Pune for carrying out illegal building construction of Residential and Commercial project "Ansul Kanvas" situated at Gat No.663/1(P), Plot No.1, Village: Wagholi, Tal: Haveli, Dist: Pune by M/s. Anshul Bhosale Reality LLP.

AND WHEREAS, in order to verify the complaint, the Official/s of the Maharashtra Pollution Control Board at Pune visited to your site and accordingly, Sub Regional Officer, MPC Board Pune-1 submitted legal action proposal with following non-compliances,

1. You have given possession & People residing in building A, B & E without obtaining part C to O, please clarify.
2. You have has completed construction of Building B= with additional one floor & people are residing without obtained expansion in EC & Consent to Establish & Operate violated the configurations prescribed in the EC.
3. STP not found in operation the untreated effluent found its way into the storm water line & further to local body drainage line without treatment.

4. OWC not found in operation for treatment of wet waste. Rainwater harvesting not provided.

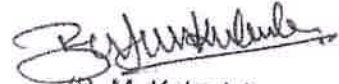
AND WHEREAS, it has been observed that you have failed to comply with the conditions stipulated in the Consent to Operate granted by the Board and discharging untreated effluent and air emissions into the environment, thereby causing the air and water pollution into the environment.

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

1. Why your activities shall not be stopped?
2. Why the competent Authorities shall not be directed to disconnect water / electricity supply to your unit?

You are hereby given an opportunity to respond within 7 days from issuance of these directions, failing which, MPCB will initiate legal action against your unit without giving any further notice in accordance with the provisions of the Water (prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(B. M. Kukade)
Regional Officer,
M. P. C. Board Pune

Copy Submitted for Information to

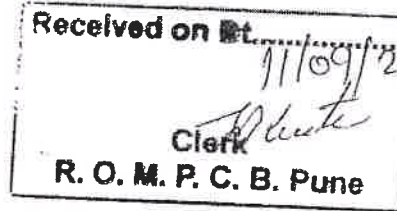
1. Joint Director (APC), M.P.C. Board, Mumbai.
2. Law Officer, M.P.C. Board, Mumbai.

Copy to- The Sub-Regional Officer, M.P.C. Board, Pune-1 :- Keep necessary follow up and submit the compliance report within time.

Anshul Bhosale Realty LLP

Date: - 09/09/2025

To,
The Regional officer
Jog Center, 3rd floor,
Mumbai Pune Road,
Wakdewadi, Pune - 411003



Subject: - Reply to proposed direction letter dated 31/07/2025 for the project "Anshul Kanvas" by M/s. Anshul Bhosale reality LLP at Gat. No. 663 Hargude Nagar, Wagholi, Tal - Haveli, Dist- Pune

Reference: -

1. Proposed direction vide no. MPCB/ROP/PD/2507310013 letter dated 31/07/2025

Dear Sir,

With reference to above mentioned subject, we herewith giving pointwise compliance as follows,

Sr. No.	Point	Compliance
1	You have given possession & People residing in building A, B & E without obtaining part C to O, please clarify.	We have obtained Consent to Operate (Part 1) vide No. Format 1.0/CC/UAN No.0000211539/CO/2504000730 dated 04/04/2025, and have also paid the penal charges amounting to Rs. 6,33,424.66.
2	You have completed construction of Building B= with an additional floor & people are residing without obtaining expansion in EC & Consent to Establish & Operate violating the configurations prescribed in the EC.	Consent to Establish (Expansion) has been obtained vide No. Format 1.0/CC/UAN No.0000227200/CE/2504000774 dated 05/04/2025. Environmental Clearance has also been obtained vide File No. SIA/MH/INFRA2/481178/2024, Identification No. EC24C3801MH5363154N dated 08/07/2025. The construction is in line with the approvals obtained, and the EC has been uploaded on the portal.
3	STP not found in operation the untreated effluent found its way into the storm water line & further to local body drainage line without treatment.	Sewage generation for the existing unit is 178 KLD. We have provided an STP of 245 KLD capacity to treat the same, and the treated effluent is recycled for flushing and gardening. Photographs of the STP are attached as annexure.
4	OWC not found in operation for treatment of wet waste. Rainwater harvesting not provided.	An OWC of 500 kg/day is provide for treatment of 431 kg/day wet waste for existing unit. We have also provided the 9 no. of recharge pits for rain water harvesting. Photographs of OWC & Recharge Pits is attached as annexure.

We are hereby submitting all the required documents as per the directions mentioned in the proposed direction letter.

Thanking You,

For M/s. Anshul Bhosale Realty LLP

3167414

Authorized Signatory.





Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Visit Report

General Information

IMIS ID : MPCB-UNCONSENTED-0000032521

Industry Name : "Anshul Kanvas" by M/s Anshul Bhosale Realty

Address : Gat. No. 663 Hargude Nagar, Wagholi, Tal Haveli, Dist Pune

Pincode : 411038

Category : Red (SSI)

Email :

Phone :

Visit Scheduled On : 16/12/2024

Last date of visit : 30/12/2024

Visited by : Ajay khamkar(FO-Pune I)

Visited On

Visited Industry on : 16/12/2024

Email Address of Unit : liasoning@anshulgroup.com

Telephone Number of Unit : 9881175700

Siting Criteria

Siting Criteria : No

Location

Notified Industrial area : No

Detail : PMC

Planning Authority : PMC

Visit For

Visit For : Unconsented

Previous Consent Detail

Consent UAN No.	Date	Validity	Capital Investment	Verified By
NA		0		NA

Environment Clearance

"Anshul Kanvas" by M/s Anshul Bhosale Realty

Is EC Applicable : No

Production Details

Product Name	Quantity(As consent)	Unit(As consent)	Quantity(Actual)	Unit(Actual)	Operational Issue
Residential Development	0	Sq.M	0	Sq.M	No

Waste Water Management

Source of water :
 1) Surface
 Surface Detail : PMC
 Authority Permission : PMC

Deviation In:

Water Consumption : No

Effluent : No

Sewage : No

Whether Industrial effluent generated : No

Whether Domestical effluent generated : Yes

		Industrial		Domestic	Gardening
		Process	Cooling		
Generation in m3/day	As per consent				0
	Actual				0

Treatment System

Industrial		Domestic	
Primary :			
Secondary :		Sewage Treatment Plant	MBBR
Tertiary :			
Advanced :			

Domestic Purpose

a) Generation (in CMD) : 0

STP Capacity : 245

b) Disposal : Partially Recycle / Partially Gardening

Recycle in CMD :

Gardening in CMD :

Land available in acres :

JVS sample collection (Water)

JVS sample collected for Water : No

Detail : 0

Previous JVS Records (Water)

Sr. No.	Unique id	Barcode Number	Sample Type	Sample Subtype	Payment Status	COA Generated
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Air Pollution Aspect

1) Details of emission : No

#	Source	Fuel Name	Fuel Quantity	Fuel Unit	Control Equipment Installed	Stack Height(mtrs)	Operational Issue
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Record not found.

2) Differential in existing source of emission : No

JVS sample collection (Air)

JVS sample collected for Air : No

Detail :

Previous JVS Records (AIR)

Sr. No.	Unique id	Barcode Number	Sample Type	Sample Subtype	Payment Status	COA Generated
---------	-----------	----------------	-------------	----------------	----------------	---------------

Hazardous Waste Generation

Difference in exiting waste generation : No

Non Hazardous Waste Generation

Difference in exiting waste generation : No

Any specific Conditions

	Condition	Compliance
Consent		
Directions		
Environment Clearance		
Any NGT / Court order		

Bank Guarantee

BG Imposed :

Remark

#	Statutory Submissions	Financial Year	Within Time	Whether any deviation waste generation & disposal (less/more)
---	-----------------------	----------------	-------------	--

Record not found.

Penal Charges

Penal Charges : No

OCEMS

Is Mandatory : Not Mandatory

Detail :

Connected to MPCB server : No

Detail : 0

Green Coverage

Green Coverage : No

Detail :

Any Specific Observation

Any Specific Observation : During visit following observations were made 1) PP has completed construction of building A and Building E having parking +12 floors to each building. Construction of Building B is in progress and completed up to 11th floor. 2) Building A and E-flats of both buildings are handed over to flat owners and now they are residing in flats. OC dated 03/11/2020 .3) PP has completed construction of one podium with parking and one club house. 4) Total construction completed on site as per architect certificate dated 17.12.2024 is 25,427.48 m2 (FSI 19,036.30 m2 + Non FSI 6,391.18 m2). 5) PP has provided STP-MBBR type (capacity:245 CMD) and same was found in operation. STP consists of Bar Screen, equalization tank, aeration tank, settling tank, filter feed tank, treated water tank, SDB. All units of STP are underground except SDB. Disinfection system is provided at STP outlet. Separate electric energy consumption meter is provided to STP. Treated water of STP used for flushing and remaining on land for gardening purpose. 6) PP has submitted Architect certificate for total construction completed BUA till date of application. 7) PP has their own bore wells (2 nos), which are used as recharge pits for rainwater harvesting as informed. 8) PP has provided OWC of capacity 500 Kg/day for treatment of biodegradable waste and dry waste handed over to local body as informed. 9) PP has informed that they have submitted Bank Guarantee of Rs:2.0 Lakhs as per C to E and existing submitted BG of Rs:5.0 lacs and Rs:10 Lakhs dated 20.03.2023 are upload on portal.

Previous legal action detail

Record not found.

Whether unit complied

Whether unit complied : Yes





ANNEXURE-R-9
Maharashtra Pollution Control Board
महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Visit Report

General Information

IMIS ID : MPCB-UNCONSENTED-0000032521

Industry Name : "Anshul Kanvas" by M/s Anshul Bhosale Realty

Address : Gat. No. 663 Hargude Nagar, Wagholi, Tal Haveli, Dist Pune

Pincode : 411038

Category : Red (SSI)

Email :

Phone :

Visit Scheduled On : 13/02/2025

Last date of visit : 14/02/2025

Visited by : Mrs. Jyoti Shivaji Sutar(FO-Pune I)

Visited On

Visited Industry on : 12/02/2025

Email Address of Unit : liasoning@anshulgroup.com

Telephone Number of Unit : 9881175700

Siting Criteria

Siting Criteria : No

Location

Notified Industrial area : No

Detail : PMC

Planning Authority : PMC

Visit For

Visit For : Surprise

Applied For : Complain

Previous Consent Detail

Consent UAN No.	Date	Validity	Capital Investment	Verified By
NA			0	NA

Environment Clearance

Is EC Applicable : No

Production Details

Product Name	Quantity(As consent)	Unit(As consent)	Quantity(Actual)	Unit(Actual)	Operational Issue
Residential Development	0	Sq.M	0	Sq.M	No

Waste Water Management

Source of water :
 1) Surface
 Surface Detail : 0
 Authority Permission : 0

Deviation In:

Water Consumption : No

Effluent : No

Sewage : No

Whether Industrial effluent generated : No

Whether Domestical effluent generated : No

		Industrial		Domestic	Gardening
		Process	Cooling		
Generation in m3/day	As per consent				0
	Actual				0

Treatment System

	Industrial	Domestic
Primary :		
Secondary :		
Tertiary :		
Advanced :		

JVS sample collection (Water)

JVS sample collected for Water : No

Detail : 0

Previous JVS Records (Water)

Sr. No.	Unique id	Barcode Number	Sample Type	Sample Subtype	Payment Status	COA Generated
1	MPCB-JVS-230425053	BR-0089829	Water	JVS	Payment Pending	YES Link : Download

Air Pollution Aspect

1) Details of emission : No

#	Source	Fuel Name	Fuel Quantity	Fuel Unit	Control Equipment Installed	Stack Height(mtrs)	Operational Issue
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Record not found.

2) Differential in existing source of emission : No

JVS sample collection (Air)

JVS sample collected for Air : No

Detail :

Previous JVS Records (AIR)

Sr. No.	Unique id	Barcode Number	Sample Type	Sample Subtype	Payment Status	COA Generated
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Hazardous Waste Generation

Difference in exiting waste generation : No

Non Hazardous Waste Generation

Difference in exiting waste generation : No

Any specific Conditions

	Condition	Compliance
Consent	obtained C to E & part C to O	-
Directions	-	-
Environment Clearance	Obtained EC	-
Any NGT / Court order	-	-

Bank Guarantee

BG Imposed :

Remark

#	Statutory Submissions	Financial Year	Within Time	Whether any deviation waste generation & disposal (less/ more)
1	Environment Statement Report	2023-2024	Yes	Yes

Penal Charges

Penal Charges : No

OCEMS

Is Mandatory : Not Mandatory

Detail :

Connected to MPCB server : No

Detail : 0

Green Coverage

Green Coverage : No

Detail : 0

Any Specific Observation

Any Specific Observation : This office has received Notice/Complaint dtd. 25/1/2025 from Shri. Viraj Uddhav Pawar, Advocate on behalf of his client Mr. Shashikant Vitthal Kamble, Warje, Pune for carrying out illegal building construction of Residential and Commercial project "Ansul Kanvas" situated at Gat No.663/1(P), Plot No.1, Village: Wagholi, Tal: Haveli, Dist: Pune by M/s. Anshul Bhosale Reality LLP. by violating the terms & conditions of Environment Clearance etc. During visit it is observed that, PP has completed construction of building A, B, & E=P+12th floor, Building C, D & F=land levelling work is in progress. Provided One podium parking & Club house. PP has provided STP-MBBR type (capacity:245 CMD) STP consists of Bar Screen, equalization tank, aeration tank, settling tank, filter feed tank, treated water tank, SDB. All units of STP are underground except SDB. Disinfection system is provided at STP outlet. Separate electric energy consumption meter is provided to STP. Treated water of STP used for flushing and remaining on land for gardening purpose. At the time of visit STP not found in operation the untreated effluent found its way into the storm water line & further to local body drainage line without treatment. PP has their own bore wells (2 nos), which are used as recharge pits for rainwater harvesting as informed. PP has provided OWC of capacity 500 Kg/day for treatment of biodegradable waste and dry waste handed over to local body as informed. At the time of visit OWC not found in operation. PP has obtained C to E & part O & Environmental Clearance. Detail visit report wrt to compliant is enclosed.

Previous legal action detail

Sr. No.	Legal Action Details	Legal Direction/Notice Details
1	MPCB-LEGAL_ACTIONS-200225007 Initiated By: Mrs. Jyoti Shivaji Sutar (FO-Pune I)	Proposed Direction Outward No: MPCB/PD/2507310011 Issued By: Shri. Babasaheb Mahipatrao Kukade (RO-Pune) Issued On: 31/07/2025

Whether unit complied

Whether unit complied : No

Recommendations

This office has received Notice/Complaint dtd. 25/1/2025 from Shri. Viraj Uddhav Pawar, Advocate on behalf of his client Shri. Shashikant Vitthal Kamble, Warje, Pune for carrying out illegal building construction of Residential and Commercial project "Ansul Kanvas" situated at Gat No. 663/1(P), Plot No. 1, Village: Wagholi, Tal: Haveli, Dist: Pune by M/s. Anshul Bhosale Realty LLP. by violating the terms & conditions of Environment Clearance etc.

Environmental Clearance & Consent details: -

- 1) Earlier Environmental Clearance received on 5/12/2017 for the total plot area of 50,800.00 SQM and Total BUA 63,925.98 SQM (FSI area: 49,791.82 SQM & Non FSI area 14,134.82 SQM). Building configuration as:- A=P+12th E=P+12th B, C, D, F, G, H, I=P+11th floor & Bungalow=G+1=5 bungalow.
- 2) PP has applied for expansion in EC vide proposal No. SIA/MH/INFRA2/481178/2024. Building A & E no change. Building B- 1 floor proposed. G, H, I, bungalow- Building removed due to Plot subdivision.
- 3) PP has obtained revised sanction on 5/9/2023 for building A, B & E for configuration=P+12.
- 4) However, during visit it is observed that=PP has completed construction of building A, B & E=P+12th floor, Building C, D & F=land levelling work is in progress. Provided One podium parking & Club house. Building A and E are handed over to flat owners and now they are residing in flats.
- 5) PP has given possession & People residing in building A, B & E without obtaining part C to O. Also, PP has completed construction of Building B= with additional one floor & people are residing without obtained expansion in EC & Consent to Establish & Operate violated the configurations prescribed in the EC.
- 6) Revalidation of Consent to Establish with expansion granted on 02/02/2024 on Total Plot Area of 50800 Sq Mtrs for proposed total construction BUA of 63925.98 SqMtrs as per EC granted dated 05.12.2017 including utilities and services.
- 7) PP has applied for C to E expansion vide UAN No. 0000227200 for BUA- 1,00,203.23 sqmtr, application is in process with HQ.
- 8) PP has applied for part C to O vide UAN No. MPCB-CONSENT-0000211539, application is in process with HQ.
- 9) PP has provided STP-MBBR type (capacity:245 CMD) STP consists of Bar Screen, equalization tank, aeration tank, settling tank, filter feed tank, treated water tank, SDB. All units of STP are underground except SDB. Treated water of STP used for flushing and remaining on land for gardening purpose. At the time of visit STP not found in operation the untreated effluent found its way into the storm water line & further to local body drainage line without treatment.
- 10) PP has provided OWC of capacity 500 Kg/day for treatment of biodegradable waste and dry waste handed over to local body as informed. At the time of visit OWC not found in operation.
- 11) PP has their own bore wells (2 nos) which are used as recharge pits for rainwater harvesting as informed.
- 12) At the time of visit PP has not shown Rainwater harvesting system.

In view of above, as PP violated the configurations prescribed in the EC & non-compliance as per point no. 5,9,10,11 & 12 submitting proposal for initiating action please.

-By Mrs. Jyoti Shivaji Sutar(FO-Pune I) on 20/02/2025 04:14 PM

In view of above, as PP violated the configurations prescribed in the EC & non-compliance as per point no. 5,9,10,11 & 12 submitting proposal for initiating action please.

-By Kartikeya Langote(SRO-Pune I) on 21/02/2025 02:58 PM

Verify and put up in time.

-By Jagannath Salunkhe(RO-Pune) on 08/03/2025 05:18 PM

The draft of proposed directions submitted for approval please.

-By Miss Sindhu V. Kapre(FO-Pune) on 31/07/2025 06:43 PM

Verify the compliance of the PD and submit report.

-By Shri. Babasaheb Mahipatrao Kukade(RO-Pune) on 31/07/2025 08:17 PM

Verify the compliance of the PD and submit report.

-By Kartikeya Langote(SRO-Pune I) on 31/07/2025 09:08 PM

Verify the compliance of the PD and submit report.

-By Shri. Babasaheb Mahipatrao Kukade(RO-Pune) on 31/07/2025 09:11 PM

Verify the compliance of the PD and submit report.

-By Kartikeya Langote(SRO-Pune I) on 31/07/2025 09:12 PM

