

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

Original Application No. 27/2025

Nagesh Vinayak Dhamale ... Original
Applicant

Versus

MoEF & CC & Ors. ... Respondents

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A – APPROVED PLAN

Sr. No.	CC Number	Date
1.	CC/3036/07	04/01/2008
2.	CC/3247/14	31/12/2014
3.	IOD – Zone No. 3/5413	17/12/2024

B – COMMENCEMENT CERTIFICATE

Sr. No.	CC Number	Date
1.	DPO/8356/P7UG/WARJE/79	03/07/2004
2.	CC/1280/04	07/07/2004
3.	CC/1825/24	04/10/2024
4.	CC/3134/25	13/11/2025

5. CC/4067/25 23/01/2026

**C – COMPLETION / OCCUPATION
CERTIFICATE**

Sr. No.	Building Details No. of Building	OC Date
1.	Commercial Building 10 & 1A, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D	11/07/2007
2.	2E, 3E, 2G, 3G, 2H, 2I, 2F & 3F 8	04/02/2008
3.	2J & 3H 2	23/10/2008
4.	3I, 2K, 2L & 3J 4	13/03/2009
5.	2P, 2Q, 2R & 2N 4	20/03/2009
6.	3K, 2M, 3M & 2O 4	26/03/2009
7.	3Q 1	31/03/2009
8.	S, T & U 3	13/11/2023
9.	Club House 1	08/09/2008

D – CONSENT TO ESTABLISH

Sr. No.	Consent Number	Date
1.	BO/RO(P&P)/EIC No. PN-2385 -08/E/CC-322	22/07/2008
2.	FORMAT1.0/BO/JD(WPC) /UAN-075456/CE/CC-1911000483	13/11/2019

3.FORMAT1.0/JD(WPC)/UAN
No.0000257244/CE/2511001316 19/11/2025

E – CONSENT TO OPERATE

Sr. No.	Consent Number	Date
1.	BO/RO(P&P)/EIC No. PN-5502-10/O/CC-166	13/05/2010
2.	FORMAT1.0/BO/ROHQ/CR/PN-24221-15/CC-7322	31/05/2016
3.	FORMAT1.0/CC/UAN No.0000172075/CO/2311000692	08/11/2023
4.	FORMAT1.0/RO/UAN No.0000220020/CR/2410003035	30/10/2024

F – CERTIFIED COMPLIANCE REPORT

Sr. No.	CCR Number	Date
1.	F.No.EC-2943/RON/2023-NGP/1559	15/05/2023
2.	F.No.EC-2943/RON/2025-NGP-14878	24/11/2025

G – ENVIRONMENT CLEARANCE

Sr. No.	EC Number	Date
1.	No. 21-848/2007-IA.III	08/04/2008
2.	EC-0000001502	07/05/2019
3.	SIA/MH/INFRA2/	

474517/2024

23/12/2025

H – OTHER DOCUMENTS

Sr. No.	Particulars	Date
1.	STP Completion	12/08/2021
2.	Tree NOC	16/01/2009
3.	Storm Water Drain Sanction & Completion	30/05/2022 & 15/03/2023

I – DOD INDEX (INDEX II DETAILS)

Sr. No.	Particulars	Date
1.	Commercial	02/11/2010
2.	Phase 1	13/08/2008
3.	Phase 2	29/08/2008
4.	Phase 3	20/04/2009
5.	Phase 4	02/11/2010
6.	Phase 5	08/12/2023

Date: 17/02/2026

Place: Pune



Advocate for Respondent No. 9

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL**WESTERN ZONE BENCH AT PUNE****Original Application- 27/2025****Nagesh Vinayak Dhamale****... Applicant****Versus****MoEF & CC & Ors****... Respondents****REPLY ON BEHALF OF RESPONDENT NO. 9**

At the very outset the Answering Respondent wholly and singularly denies all the contentions and averments in the present Original Application, nothing herein may be deemed to be admitted for lack of a specific traverse.

Preliminary Objections**1. Limitation:**

The present Original Application is barred by limitation under the provisions of the National Green Tribunal Act, 2010. The first Environment Clearance (EC) was granted on **08.04.2008**, and construction under that EC was duly completed in **2009** all the necessary certificates from the Competent Authorities are already on record. Thereafter,

from 2009 to 2019, no construction activity was undertaken in the said project area. Further before the Answering Respondent wished to proceed with further construction, they obtained amended EC in the year in 2019 for four buildings, out of which only three buildings were constructed the said EC was obtained prior to the construction activities. Subsequently, in 2024, the Respondent applied for an amended EC for the balance BUA (one building) along with a small commercial building. The Answering Respondent has obtained the latest EC on 23.12.2025. Copy of the Environment Clearance dated 23.12.2025 is hereto annexed and marked as **Annexure R9-1**. The Applicant has approached this Hon'ble Tribunal in 2025, hopelessly beyond the statutory limitation prescribed under Section 14(3) of the NGT Act.

2. Lack of Locus Standi:

The Applicant has no locus standi to maintain the present Original Application. He is neither an aggrieved person nor a stakeholder in the project and is a complete stranger to the same. The Answering Respondent has serious doubts as to the bona fides and the credibility of the Applicant and urges this Hon'ble Tribunal to be satisfied with the same.

3. No Cause of Action

The present Original Application discloses **no cause of action** against the Respondent. The project has been



developed **phase-wise** and strictly in accordance with EC and all the requisite permissions from the Competent Authorities granted from time to time.

- a. The **First Phase**, under EC dated **08.04.2008** was duly completed in **2009**, and completion certificate was obtained and is already on record in the Original Application itself . Thus it can be clearly seen that there is a desperate attempt to mislead this Hon'ble Tribunal into believing that the Answering Respondent does not have valid permissions.

- b. Thereafter between the years 2009 to 2019 the Answering Respondent did not carry out any construction activity in the said project, thus bringing to closure any alleged violations in the year 2009. The Applicant has not mentioned this fact anywhere in the present Original Application as he is well aware that doing so would be to delve into the question of limitation for which he does not have a valid answer and thus has conveniently resorted to suppression of material facts. This by itself is a ground to dismiss the Original Application of the Applicant.

- c. The **Second Phase**, under the **2019 amended EC dated 07.05.2019**, was also completed in accordance with the permissions granted by the Competent Authorities, which are already on record.



- d. The **Third Phase** has not even commenced, as the Respondent has already applied for an amended **EC in 2024** for the balance BUA (one building) along with a small commercial building. The said EC was granted on 23.12.2025

Thus, there is no violation, no unauthorized construction, and no subsisting cause of action. The Applicant has merely mixed up permissions of different phases to create a false picture. The application, therefore, deserves to be dismissed in limine for want of cause of action.

4. **Misrepresentation:**

The Applicant has deliberately misled this Hon'ble Tribunal by attempting a conjoint reading the ECs granted in **2008, 2019**. Comparing PMC sanction calculations (which include balconies and terraces) with EC BUA (which excludes them). Alleging "excess construction" when, in fact, the total number of buildings and flats has remained constant since 2008. The Applicant's allegations are based on **misinterpretation of documents, selective facts, and incomplete information** obtained under RTI.



5. Suppression of Facts:

The Applicant has concealed the true sequence of events, namely that:

- The **2008 EC** was fully executed and completed by **2009**;
- No construction took place between **2009 and 2019**;
- The **2019 EC** permitted four buildings, of which only **three were constructed**;
- An amended **EC was filed in 2024** for the balance BUA and a small commercial building, which has now been granted.

6. Abuse of Process:

The present Application is a gross abuse of the process of Law and deserves dismissal at the threshold.

7. The project has been developed phase-wise and strictly in accordance with the Environmental Clearances granted from time to time. The first phase under EC dated 08.04.2008 was duly completed in 2009 and a completion certificate was obtained. It is submitted that no construction took place between 2009 and 2019. The second phase under the 2019 amended EC was also completed in accordance with the permissions granted. The third phase has not even commenced, as the Respondent has already obtained an amended EC for the



balance BUA (one residential building) along with a small commercial building.

8. All layouts and revised commencement certificates issued by the Pune Municipal Corporation (PMC) and Environment Authorities duly reflect the sanctioned area. The project has consistently obtained **Commencement Certificates, Layout Approvals, and Building Plan Sanctions** from the Pune Municipal Corporation (PMC). **Consent to Establish** and **Consent to Operate** permissions were obtained from the Maharashtra Pollution Control Board (MPCB) at various stages (2013, 2016, 2019, 2023). This demonstrates that the project proponent has not acted in disregard of statutory requirements and has scrupulously followed all the requisites and has obtained all the necessary permissions and has acted within the confines of the same.
9. **A)** The Applicant has deliberately misled this Hon'ble Tribunal by wrongly mixing the Environmental Clearances (ECs) of 2008 and 2019. The entire area sanctioned under the 2008 EC was fully utilized, leaving no balance area to be carried forward or treated as available under the 2019 EC. Respondent No. 9 completed all buildings strictly in accordance with the 2008 EC, and no additional or unaccounted area remained. **B)** The Applicant has incorrectly treated the area already



constructed under the 2008 EC—on which no balance area existed—as “excess construction” in relation to the 2019 EC. All calculations for EC approvals have always been based on the number of tenements, and there has been **no variation in the tenement count** from what was approved in the 2008 EC. The sanctioned tenement configuration of 2008 has remained constant throughout the project. Further, Respondent No. 9 has consistently and transparently disclosed all FSI and area calculations. The complete calculations from the 2008 EC were duly shown as “exit area” in tabular form in the 2019 EC documents and again in the 2024 EC application. At no stage has Respondent No. 9 suppressed or concealed any details of the constructed area. C) It is therefore evident that no unauthorized construction was carried out, and no environmental damage has been caused. Even in the Applicant’s pleadings, no specific instance of environmental harm has been identified; only vague and unsubstantiated allegations have been made. The Original Applicant be put to strict proof of his statements made in the Pleadings.

10. The Answering Respondent, had commenced work in the year 2004, prior to the issuance of the Notification under the Environment Protection Act in September 2006.

Thereafter, the Answering Respondent duly applied for Environmental Clearance by disclosing all project details from 2004 onwards, and was granted Environmental Clearance on 08.04.2008. Respondent No. 9 has also obtained Consent to Operate from the MPCB from time to time, and most of these consents are themselves referred to by the Applicant in the Application and annexed thereto. The Said EC of 2008 and the valid permissions were not challenged by the Applicant before any appropriate forum and has attained finality.

11. The allegations regarding extraction of groundwater, non-plantation of trees, non-installation of STP, waste mismanagement, or absence of solar panels are vague, generalized, and unsupported by any specific proof or evidence. Respondent No. 9 has complied with all environmental safeguards as per Environmental Clearance conditions and MPCB consents. The project has been lawfully sanctioned, executed, and completed with due approvals from SEIAA, MPCB, and PMC. No environmental degradation or ecological imbalance has been caused. The Applicant's complaints are afterthoughts, filed years after the project was substantially completed, and hence barred by limitation as well as the principle of delay and laches. The Applicant has not demonstrated any actual environmental damage or personal injury as required under NGT jurisdiction.



12. **Environmental Safeguards;** The Answering Respondent has installed Sewage Treatment Plants, Rainwater Harvesting Systems, and other mitigation measures as per EC conditions. MPCB consents confirm compliance with Air Act, Water Act, and Environment Protection Act norms. No evidence has been produced to show actual environmental damage or pollution caused by the project.

13. The project contributes to housing Project and public interest and halting it would cause irreparable loss to third-party flat purchasers. It is submitted that the Deed of Declarations and the Deeds of Apartments have already been duly executed and registered long back in favor of the flat holders, and the common facilities have also been handed over to the Association.



RESPONDENT'S PARA-WISE SAY

14. The contents of para 1 are noted.

15. The contents of para 2 are noted.

16. The contents of para 3 are denied to the extent that the Applicant has no locus standi to file the present

Application. The averments made are misconceived, incorrect, and hence denied.

17. The contents of para 4 are noted.

18. The contents of para 5 are matters of record concerning Respondent Nos. 1 to 8. However, it is denied that the Respondents have acted in violation of any statutory provisions in relation to the present project. The Answering Respondent submits that they have the requisite permissions, which are already on record.

19. The contents of para 6 are matters of record.

20. The contents of para 7 are matters of record.

21. The contents of para 8 are matters of record.

22. The contents of para 9 are matters of record.



23. The contents of para 10 are matters of record.

24. The contents of para 11 are matters of record.

25. The contents of para 12 are denied. The Applicant has made vague and baseless allegations of “illegal constructions” and “malpractices” against the Answering Respondent without producing any cogent material. The project has been carried out strictly in accordance with applicable permissions which are already on record.

26. The contents of para 13 are matters of record.

27. The contents of para 14 are denied. The project is being developed strictly in accordance with Environmental Clearance, Consent to Establish, and Consent to Operate, wherever applicable. There has been no violation or illegal construction in violation of the conditions of the Environment Clearance as alleged. The very fact that the Answering Respondent had a valid Environment Clearance means that that construction beyond 20,000 Sq Meters is permitted, it is a misleading and absurd submission made by the Applicant in the said paragraph



and is an attempt at mischief. The Answering Respondent strongly denies that that any conditions of the Environment Clearance have been violated as alleged.

28. The contents of para 15 are matters of record.

29. The contents of para 16 are matters of record.

30. The contents of para 17 are matters of record.

31. The contents of para 18 are matters of record.

32. The contents of para 19 are matters of record.

33. The contents of para 20 are matters of record.

34. The contents of para 21 are matters of record.



35. The contents of para 22 are matters of record.

36. The contents of para 23 are matters of record.

37. The contents of para 24 are matters of record.

38. The contents of para 25 are matters of record.

39. The contents of para 26 are matters of record.

40. The contents of para 27 are matters of record.

41. The contents of para 28 are matters of record.

42. The contents of para 29 are matters of record.

43. The contents of para 30 are matters of record.



44. The contents of para 31 are matters of record.

45. The contents of para 32 are matters of record.

46. The contents of para 33 are matters of record.

47. The contents of para 34 are matters of record.

48. The contents of para 35 are matters of record.

49. The contents of para 36 are matters of record.

50. The contents of para 37 are matters of record.

51. The contents of para 38 are matters of record.

52. The contents of para 39 are matters of record.



53.The contents of para 40 are matters of record.

54.The contents of para 41 are matters of record.

55.The contents of para 42 are matters of record.

56.The contents of para 43 are matters of record.

57.The contents of para 44 are matters of record

58. The contents of para 45 are matters of record concerning the Notice dated 01.08.2021 issued by the Pune Municipal Corporation. The same is a matter between the authority and Respondent No. 9 and does not call for adjudication in the present proceedings and the same is not covered in Schedule 1 of the NGT act and thus cannot be raised by the Applicant before this Hon'ble Tribunal .

59. The contents of para 46 are matters of record.



60. The contents of para 47 are matters of record.

61. The contents of para 48 are matters of record.

62. The contents of para 49 are matters of record.

63. The contents of para 50 are matters of record.

64. The contents of para 51 are matters of record.

65. The contents of para 52 are matters of record.

66. The contents of para 53 are matters of record.

67. The contents of para 54 are matters of record.

68. The contents of para 55 are strongly denied. The complaint dated 29.02.2024 filed by the Applicant



contains false and baseless allegations. It is denied that construction has been carried out in excess of the area sanctioned in the Environmental Clearance. The Answering Respondent submits that all the constructions by them are as per the permissions only.

69. The contents of para 56 are matters of record.

70. The contents of para 57 are denied. The complaint dated 29.07.2024 made to Respondent No. 4 is frivolous and baseless. It is specifically denied that there has been any violation of Environmental Clearance conditions.

71. The contents of para 58 are denied. The complaint dated 06.02.2025 made to Respondent No. 3 is misconceived, and the allegations of excess construction are false. The project has been carried out strictly in accordance with law.

72. a) The contents of para 59 are denied. It is specifically denied that Respondent No. 9 has violated the Environmental Clearance or that additional construction was carried out without necessary approvals. The project



has been developed in full compliance with the Environmental Clearance dated 08.04.2008 and subsequent amended Environmental Clearance dated 07.05.2019.

b) The Applicant has deliberately by a conjoint reading of the ECs granted in **2008, 2019 is unnecessarily trying to create confusion.** The **2008 EC** was fully executed and completed by **2009**;

c) No construction took place between **2009 and 2019**;

d) The **2019 EC** permitted four buildings, of which only **three were constructed**;

e) An amended **EC was filed in 2024** for the balance BUA and a small commercial building, which is obtained by the Answering Respondent on 23.12.2025 and was awaiting the permission and did not go on to construct the additional area without the EC, Now that the EC dated 23.12.2025 has been obtained, there is no impediment against the Answering Respondent from going ahead with the balance construction. It is further submitted by the Answering Respondent that the conduct of the Applicant needs to be noted by this Hon'ble Tribunal. By engaging in such practices despite having all the permissions the Applicant is committing gross abuse of the process of the Law by filing this Original Applicatio.

73. The contents of para 60 are denied. It is denied that Respondent No. 9 failed to obtain prior Environmental



Clearance or Consent to Establish. It is humbly submitted that the Environment Clearance was obtained in the year 2008 and the Applicant is well aware of the same. The Answering Respondent raises serious objections to the contradictory submissions by the Applicant and this needs to be dealt with strictly by this Hon'ble Tribunal.

74. The contents of para 61 are matters of record concerning the Commencement Certificate dated 26/03/2007. It is specifically denied that Respondent No. 9 failed to obtain prior Environmental Clearance or Consent to Establish.

75. The contents of para 62 are matters of record.

76. The contents of para 63 are matters of record concerning the Completion Certificate dated 04.02.2008. It is denied that Respondent No. 9 failed to obtain Consent to Operate. The Answering Respondent humbly submits that, they had obtained all the necessary permissions as per law, and even otherwise the Applicant cannot raise these issues 17 years after the date of its' alleged violation. The Answering Respondent reiterates that they had obtained all the requisite permissions and the allegations of the Applicant are unsubstantiated conjectures.

77. The contents of para 64 are matters of record.

78. The contents of para 65 are matters of record concerning the Completion Certificate dated 23/10/2008. It is denied that Consent to Operate was not obtained.



79. The contents of para 66 are matters of record.

80. The contents of para 67 are matters of record.

81. The contents of para 68 are matters of record concerning the Completion Certificate dated 13.03.2009. It is denied that Consent to Operate was not obtained.

82. The contents of para 69 are matters of record.

83. The contents of para 70 are matters of record concerning the Completion Certificate dated 20.03.2009. It is denied that Consent to Operate was not obtained.

84. The contents of para 71 are matters of record concerning the Completion Certificate dated 26.03.2009. It is denied that Consent to Operate was not obtained. All the permissions are already on record before this Hon'ble Tribunal.

85. The contents of para 72 are matters of record.

86. The contents of para 73 are matters of record concerning the Completion Certificate dated 31.03.2009. It is denied that Consent to Operate was not obtained.

87. The contents of para 74 are matters of record.

88. The contents of para 75 are matters of record concerning the Consent to Operate dated 08.04.2013. No construction took place between 2009 and 2019 and thus there was no legal obligation upon the Answering Respondent to obtain



any permissions, the Answering Respondent once again would like to humbly point out that these allegations are being made much after the period of limitation is over and the Applicant is put to strict proof to show that any construction activity was carried out by the Answering Respondent between the years 2009 to 2019 prior to obtaining the EC .

89. The contents of para 76 are matters of record. The Answering Respondent once again reiterates that No construction activity took place between 2009 and 2019 at the said site in question.

90. The contents of para 77 are matters of record concerning the communication dated 23.12.2014. It is submitted that the said communication does not establish any violation. In fact, no work was commenced pursuant to the same, as Respondent No. 9 consciously refrained from carrying out construction until Environmental Clearance was duly obtained in 2019.

91. The contents of para 78 are matters of record concerning the communication dated 26.12.2014. Respondent No. 9 categorically states that construction activity began only after the grant of Environmental Clearance dated 07.05.2019, and not prior thereto. The Applicant be put to strict proof of his allegations.

92. The contents of para 79 are matters of record concerning the Commencement Certificate dated 31.12.2014. No



construction was started on the basis of the 2014 Commencement Certificate. Actual work on site commenced only after the Environmental Clearance dated 07.05.2019 was obtained.

93. The contents of para 80 are matters of record.

94. The contents of para 81 are matters of record concerning the Environmental Clearance dated 07.05.2019. It is submitted that this Environmental Clearance was validly obtained, and Respondent No. 9 commenced construction only thereafter. The allegation of prior violations is false and misconceived.

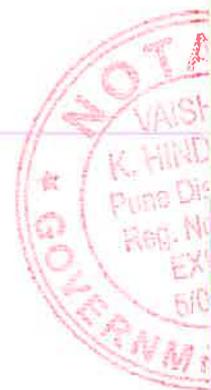
95. The contents of para 82 are matters of record concerning the Consent to Establish dated 13.11.2019. Respondent No. 9 duly obtained prior Consent to Establish from MPCB as required under law, and construction commenced thereafter in strict compliance with Environmental Clearance conditions.

96. The contents of para 83 are matters of record.

97. The contents of para 84 are matters of record.

98. The contents of para 85 are matters of record.

99. The contents of para 86 are matters of record concerning the construction layout permission dated 31.12.2021. The notice is self-explanatory, and the matter in question has been



clearly addressed. The said issue stands clarified and complied.

100. The contents of para 87 are matters of record.

101. The contents of para 88 are matters of record.

102. The contents of para 89 are matters of record concerning the Notice dated 01.08.2021. It is denied that any violation of law was committed by Respondent No. 9. The said issue stands clarified.

103. The contents of para 90 are matters of record concerning the revised Commencement Certificate dated 27.12.2022. It is submitted that the said permission was validly granted after Respondent No. 9 had obtained Environmental Clearance dated 07.05.2019, and no work of second phase was commenced prior to obtaining the said Environmental Clearance. Each phase of the project is independent and duly sanctioned. The Applicant has purposely and incorrectly attempted to combine two distinct phases and two separate Environmental Clearances so as to project an inflated BUA, which is misleading, contrary to record, and specifically denied. No construction took place between 2009 and 2019.

104. The contents of para 91 are matters of record concerning the revised Commencement Certificate dated 05.07.2023. It is reiterated that Respondent No. 9 had already obtained Environmental Clearance in 2019, and all subsequent permissions were sought and obtained lawfully.



105. The contents of para 92 are matters of record.

106. The contents of para 93 are matters of record.

107. The contents of para 94 are denied. The RTI application dated 12.10.2023 and documents received thereunder do not establish any illegality.

108. The contents of para 95 are matters of record.

109. The contents of para 96 are denied for want of knowledge. The RTI application dated 29.11.2023 made to MPCB is a matter between the Applicant and the authority. It is, however, submitted that the Answering Respondent has always obtained valid consents from MPCB.

110. The contents of para 97 are matters of record.

111. The contents of para 98 are matters of record.

112. The contents of para 99 are matters of record.

113. The contents of para 100 are denied for want of knowledge. The RTI application dated 18.03.2024 made to the Pune Municipal Corporation is a matter between the Applicant and the said authority. However, it is reiterated that Respondent No. 9 has complied with all statutory requirements and that none of the activities of the Answering Respondent warrants any action by any Authority.



114. The contents of para 101 are denied. The complaint dated 29.07.2024 filed by the Applicant before Respondent No. 4 is misconceived and baseless. It is specifically denied that construction was carried out in excess of the BUA sanctioned under the Environmental Clearance. Respondent No. 9 has always acted strictly in accordance with the Environmental Clearance dated 07.05.2019 and prior MPCB consents.

115. The contents of para 102 are denied. Respondent No. 9 categorically states that no construction has been carried out in violation of Environmental Clearance. The project is in compliance with EC and all MPCB permissions. Further the Answering Respondent has obtained fresh EC on 23.12.2025 thus the allegations of the Applicant fall flat on that ground alone.

116. The contents of para 103 are matters of record concerning the sequence of documents listed by the Applicant. However, it is specifically denied that these documents establish any violation. The Applicant has wrongly clubbed together documents pertaining to the 2008 Environmental Clearance and the 2019 Environmental Clearance. In fact, these are two separate and independent ECs, and the works thereunder were executed separately and strictly in accordance with the respective EC conditions. It is reiterated that no construction commenced prior to the EC dated 07.05.2019, and all subsequent work was carried out lawfully with valid prior Consent to Establish and Consent to Operate from MPCB. Further fresh Ec has been obtained by the Answering Respondent on 23.12.2025.



117. The contents of para 104 are denied. It is specifically denied that Respondent No. 9 carried out any “illegal construction” or acted without amending Environmental Clearance. The project has been executed strictly as per the valid EC of 2019 and subsequent consents/permissions. Allegations of “disrespecting authorities” are baseless.

118. The contents of para 105 are denied. Respondent No. 9 had duly obtained prior Consent to Establish from MPCB dated 13.11.2019, valid for the project. No construction was carried out in absence of valid MPCB consents. The allegations that construction was undertaken during any “lapse period” are false and denied.

119. The contents of para 106 are denied. It is specifically denied that possession was handed over without valid Consent to Operate. Respondent No. 9 duly obtained prior Consent to Operate from MPCB, including renewals, and complied with its conditions. No possession was given in violation of law.

120. The contents of para 107 are denied. It is specifically denied that any Completion Certificate was obtained by producing fraudulent documents. All permissions and certificates were issued by competent authorities after due process and compliance with Environmental Clearance and MPCB requirements. It is further submitted that if the Applicant felt that the same was improper it ought to have been challenged at the appropriate forum. The Answering Respondent submits that the alleged violation is not



under any of the acts under Schedule –I of the National Green Tribunal Act, 2010 , thus the same stands negated.

121. The contents of para 108 are denied. It is denied that Respondent No. 9 “misused loopholes” or violated Environmental Clearance. The 2019 EC was duly obtained, and construction has been carried out strictly in accordance with it.

122. The contents of para 109 are denied. It is specifically denied that Respondent No. 9 constructed buildings without sanction or failed to comply with directions. The allegations regarding extraction of groundwater, non-plantation of trees, non-installation of STP, waste mismanagement, or absence of solar panels are vague, generalized, and unsupported by any specific proof or evidence. Respondent No. 9 has complied with all environmental safeguards as per Environmental Clearance conditions and MPCB consents.

123. The contents of para 110 are denied. Respondent No. 9 is not a “grave offender” and has never violated Environmental Laws. The allegation of excess construction beyond EC permissions is baseless, especially since the Applicant has wrongly combined figures of the 2008 and 2019 ECs. The valid EC of 2008 & 2019 governs the project, and Respondent No. 9 has adhered to it. Further the Latest EC dated 23.12.2025 is also placed on record before this Hon’ble Tribunal.

124. The contents of para 111 are denied. It is specifically denied that Respondent No. 9 is a “habitual polluter.” All compulsory

conditions of Environmental Clearance and MPCB consents have been complied with. The allegation of non-sustainable development is wholly baseless. All the requisite permissions obtained by the Answering Respondent are there on record before this Hon'ble Tribunal.

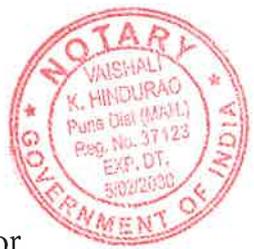
125. The contents of para 112 are denied. It is reiterated that no construction or completion of work was undertaken without Environmental Clearance. Construction commenced only after the EC dated 07.05.2019.

126. The contents of para 113 are denied. It is specifically denied that Respondent No. 9 is a "repeated, brutal or rootless polluter." The project has been carried out lawfully under valid ECs and MPCB consents.

127. The contents of para 114 are noted.

128. The contents of para 115 are denied. The Applicant has sought to artificially create a "continuous cause of action." In reality, no illegality has been committed. It is submitted that there is no concept of continuous cause of action under the National Green Tribunal Act, 2010. The Answering Respondent had obtained Environmental Clearances dated 08.04.2008 and 07.05.2019 and has also obtained the latest Environment Clearance dated 23.12.2025. The Application is hopelessly barred by limitation and is liable to be dismissed on this ground alone.

129. The contents of para 116 are denied. The reliefs sought by the Applicant are misconceived, untenable, and not maintainable.



Respondent No. 9 has not carried out any illegal construction or environmental violation. All necessary permissions, including Environmental Clearance and prior MPCB consents, have been duly obtained. The Application is liable to be dismissed with costs.

130. In view of the above submissions, it is most respectfully submitted that this Hon'ble Tribunal may be pleased to: Dismiss the Original Application filed by the Applicant as being barred by limitation, devoid of merit, and not maintainable in law; Hold that the Applicant has no locus standi and no cause of action to invoke the jurisdiction of this Hon'ble Tribunal. Record that the Respondent has at all times carried out construction strictly in accordance with Environment Clearances (ECs) granted from time to time, and that the allegation of "excess BUA" is false and misleading; Impose exemplary costs on the Applicant for filing a frivolous and vexatious application, amounting to abuse of the process of law and Pass such other or further orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case.

S. Shankar

Advocate for the Respondent No 9

Pune

Dated 16.02.2026

K. Hindurao

Respondent No 9

BEFORE ME

ADV. VAISHALI K. HINDURAO
NOTARY PUBLIC

Tankernagar, Kolhapur, Maharashtra, India - 415004





सत्यमेव जयते

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Annexure R9-1

File No: SIA/MH/INFRA2/474517/2024

Government of India

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



Dated: 23/12/2025



To,

Mr. Sachin Lodha
ADITYA CONSTRUCTION
619, Sadashiv Peth, Maya Nagari, Bajirao Road, Pune. , Warje, PUNE, MAHARASHTRA, , 411058
piyush1904@gmail.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 Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction submitted to Ministry vide proposal number SIA/MH/INFRA2/474517/2024 dated 24/05/2024.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC24C3801MH5137857N
(ii) File No.	SIA/MH/INFRA2/474517/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction
(viii) Name of Company/Organization	ADITYA CONSTRUCTION
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: S.No 109/110

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 03/12/2025. 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 03/12/2025, 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. Mr. Sachin Lodha 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	5. 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 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
Building Construction Project	Building Construction Project	0	0	0	-	-

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/474517/2024
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s Aditya Construction
 Aditya Garden City" at Warje, Pune

Subject : Environmental Clearance for Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction

Reference : Application no. SIA/MH/INFRA2/474517/2024.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 194th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 313th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03rd December, 2025.

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

1.	Proposal Number	SIA/MH/INFRA2/474517/2024	
2.	Name of Project	Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction	
3.	Project category	Schedule 8(a) Category B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Sachin Lodha, M/s Aditya Construction
		Regd. Office address	619, Mayanagri, Bajirao Road, Sadashiv Peth, Pune.
6.	Consultant	ACO Name – Cognizance Research India Private Limited (CRIPL) Email Id: - cripl.ec.maharashtra@gmail.com	
7.	Applied for	Expansion in Existing EC	
8.	Details of previous EC	vide number SEIAA-EC-0000001502 Dated 7/5/2019	
9.	Location of the project	S. No. 109/110, Village - Warje, Taluka - Haveli, District - Pune, State - Maharashtra 411058	
10.	Latitude and Longitude	18°29'22.07"N, 73°47'25.13"E	
11.	Total Plot Area (m2)	131300	
12.	Deductions (m2)	64977.04	
13.	Net Plot area (m2)	66322.96	
14.	Proposed FSI area (m2)	98835.83	
15.	Proposed non-FSI area (m2)	15039.09	
16.	Proposed TBUA (m2)	113874.92	
17.	TBUA (m2) approved by Planning Authority till date	Awaiting IOD	

18.	Total Project Cost (Rs.)	Rs. 24.5 Crore			
19.	CER as per MoEF & CC circular dated 01/05/2018	CER as per prevailing OM			
20.	Details of Building Configuration:				
	Building Configuration as per Previous EC		Proposed Configuration		
	Building Name	Configuration	Building Name	Configuration	Height (m)
	Commercial Building (Existing)	Ground	Commercial Building (Existing)	Ground	4.80
	1A (Existing)	P + 7 Floors	1A (Existing)	P + 7 Floors	23.04
	2A - 2I (Existing)	P + 7 Floors	2A - 2I (Existing)	P + 7 Floors	23.04
	3A - 3G (Existing)	P + 7 Floors	3A - 3G (Existing)	P + 7 Floors	23.04
	2J - 2R (Existing)	P + 9 Floors	2J - 2R (Existing)	P + 9 Floors	28.80
	3H - 3K (Existing)	P + 9 Floors	3H - 3K (Existing)	P + 9 Floors	28.80
	3M (Existing)	P + 9 Floors	3M (Existing)	P + 9 Floors	28.80
	3Q (Existing)	P + 9 Floors	3Q (Existing)	P + 9 Floors	28.80
	S (Existing)	2B + P + 12 Floors	S (Existing)	2B + P + 12 Floors	34.80
	T (Existing)	2B + P + 12 Floors	T (Existing)	2B + P + 12 Floors	34.80
	U (Existing)	2B + P + 12 Floors	U (Existing)	2B + P + 12 Floors	34.80
	Club House (Existing)	G + 1	Club House (Existing)	G + 1	6.0
	-	-	A (Proposed)	B + Stilt + 10 Floors	29.00
	-	-	B (Proposed)	G + 6 Floors	22.50
	-	-	Recreational Area	G + 1 Floor	7.45
					No Construction initiated on Site.
21.	Total number of tenements	1308 Nos. Of Residential Tenements and Commercial Area of 2166.84 sqm			
22.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	623.06	Fresh Water	623.06
		Recycled	388.58	Recycled	312.38
		Swimming Pool	20	Swimming Pool	20
		Flushing	312.38	Flushing	312.38
		Total	1031.64	Total	955.44
		Wastewater generation	768.05	Wastewater generation	768.05

23.	Water Storage Capacity for Firefighting/UGT		Fire UGT- As per NOC	
24.	Source of water	PMC		
25.	Rainwater Harvesting (RWH)	Level of the Ground water table	Post monsoon: 10 to 15 M BGL Pre monsoon: 15 to 20 M BGL	
		Size and no of RWH tank(s) and Quantity	N.A.	
		Quantity and size of recharge pits	22 Nos of Size 2m x 2m x 2m	
		Details of UGT tanks if any	Domestic	1323
			Flushing	600
Fire	As per NOC			
26.	Sewage and Wastewater	Sewage generation in CMD	768.058	
		STP technology	MBBR	
		Capacity of STP (CMD)	792	
27.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Dry waste	As per NBC	Through authorized agency
		Wet waste	As per NBC	Through authorized agency
		Construction waste	As per C & D rules	Through authorized agency
28.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste	1217	Handed over to Authorized Agency
		Wet waste	1900	In-situ Composting
		Hazardous waste	Negligible	Negligible
		Biomedical waste	N.A.	N.A.
		E-Waste	9.53	Handed over to Authorized Dismantler/Recycler
		STP Sludge (dry)	76.50	In-situ Composting
29.	Green Belt Development	Total RG area (m2)	6632.29	
		Number of trees required	829	
30.	Power requirement	Source of power supply	MSEDCL	
		During Construction Phase (Demand Load)	15 kW	
		During Operation phase (Connected load)	7098 kW	
		During Operation phase (Demand load)	2839.20 kVA	
		Transformer	630 kVA X 9 Nos	
		DG set	100 kVA X 5 Nos, 160 kVA X 1, 63 kVA X 1	
		Fuel used	HSD	
31.	Details of Energy saving	<p>Most of the common area & external lighting are proposed to work on high energy efficient lamps (LED) as specified in bureau of energy efficiency which again results in saving in general consumption</p> <p>Low loss Transformers due to which 6.22% losses are saved against conventional transformer.</p> <p>Power Capacitors are proposed for load power factor</p>		

		correction and to maintain a healthy power situation. This also results in less demand load factor for the project. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed			
32.	Environmental Management plan budget during Construction phase	No.	Details		Cost (Lakh/Y)
		1	Water for Construction, Labour & Dust Suppression		4.0
		2	Site Sanitation & Health & Safety PPE Kits		3.0
		3	Environmental Monitoring		4.0
		4	Disinfection & Health & Safety		3.0
		5	Health Check up		3.0
33.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.In Lacs)	O&M (Rs.In Lacs/Y)
		Sewage treatment	Wastewater Management	48.50	26.74
		RWH	RWH Pits	0.40	1.0
		Solid Waste	Organic Waste Composting	24.58	8.54
		Green belt development	Tree Plantation	0.00	4.50
		Energy saving	Energy Conservation	45.73	22.48
		Environmental Monitoring	Pollution Control	0.0	6.0
		Disaster Management	Fire & LA	290.25	14.51
34.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	688	688	28572.74
		2-Wheeler	5059	5059	
35.	Details of Court cases / litigation w.r.t. the project and project location if any				NIL

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

	As per EC Obtained 07/05/2019	As per new EC Application	Remark
Total Plot Area (sqm)	131300	131300	No Change
Deductions	71969.33	64977.04	Transformer and Open Space considered in deductions in earlier IOD as per rule.
Net Plot Area	59330.67	66322.96	
Open Space Area	6632.29	6632.29	No Change
FSI Area	92347.4	98835.83	Increase in FSI Area by 6488.43 Sqm and decrease in Non FSI
Non FSI Area	15768	15039.09	

Total BUA	108115.43	113874.92	Area by 728.91 Sqm due to UDCPR. Increase in Total BUA by 5759.49 Sqm
No. of Buildings	37	38	1 Additional Building Proposed
Building Configuration			
Commercial Building	Ground	Ground	No Change Proposed. Completion Obtained and Occupancy Given.
1A	P + 7 Floors	P + 7 Floors	
2A - 2I	P + 7 Floors	P + 7 Floors	
3A - 3G	P + 7 Floors	P + 7 Floors	
2J - 2R	P + 9 Floors	P + 9 Floors	
3H - 3K	P + 9 Floors	P + 9 Floors	
3M	P + 9 Floors	P + 9 Floors	
3Q	P + 9 Floors	P + 9 Floors	
S	2B + P + 12 Floors	2B + P + 12 Floors	
T	2B + P + 12 Floors	2B + P + 12 Floors	
U	2B + P + 12 Floors	2B + P + 12 Floors	
Club House	G + 1	G + 1	
A	P + 12	B + Stilt + 10 Floors	No Construction initiated. 2 Residential Floors reduced
B	-	G + 6 Floors	Additional Commercial Building proposed
Recreational Area	-	G + 1 Floor	Additional Recreational Area proposed
Tenements	1287	1308	Increase in No of Tenements by 21 due to additional building proposed.
Fresh Water KLD	589.15	623.06	Increase in Fresh Water demand by 33.91 KLD due to additional Residential Tenements and Commercial Users
UGT	883.72	934.59	UGT for existing buildings constructed on site. Proposed UGT for Wing A & B designed as per requirement.
Sewage Generation KLD	721.28	768	Increase in Sewage Generating by 46.72 KLD due to additional Residential Tenements and Commercial Users

STP Capacity CMD	725	792	STP for existing buildings constructed on site. Proposed STP for Wing A & B designed as per requirement.
Wet Waste Generation Kg/day	1854.3	1900	Increase in Wet waste generation by 45.7 Kg/day due to additional Residential Tenements and Commercial Users
OWC Capacity	2000	2050	OWC for existing buildings erected on site. Proposed OWC for Wing A & B designed as per requirement.
Connected Load	6488 kW	7098 kW	Connected and Demand Load calculated as per requirement
Demand Load	5980 kVA	2839.20 kVA	
2-Wheeler	2420	5059	Parking As per UDCPR
4-Wheeler	665	688	

3. PP has obtained first EC vide Letter No. SEIAA-EC-0000001502 dated 07.05.2019 for total BUA of 108115.43m². Proposal has been considered by SEIAA in its 313th (Day-2) meeting held on 03rd December, 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:

SEAC Conditions-

1. PP to obtain CFO NoC and Garden NoC.
2. 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.
3. 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.
4. PP to prepare and implement plan to make proposed project a plastic free zone.
5. 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.

6. 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.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
8. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

SEIAA Conditions-

1. PP has provided mandatory RG area of 6632.29m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
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 98835.83m², Non FSI- 15039.09m², total BUA 113874.92m². (Plan approval No. Zone no. 3/5413, dated 17.12.2024)

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/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.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 (IAS)
(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 (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.


T.C.

F.S.I STATEMENT

AREA M3.36
ZONE CHANGED FROM HTHS TO RESIDENTIAL ZONE (2005 D.P)

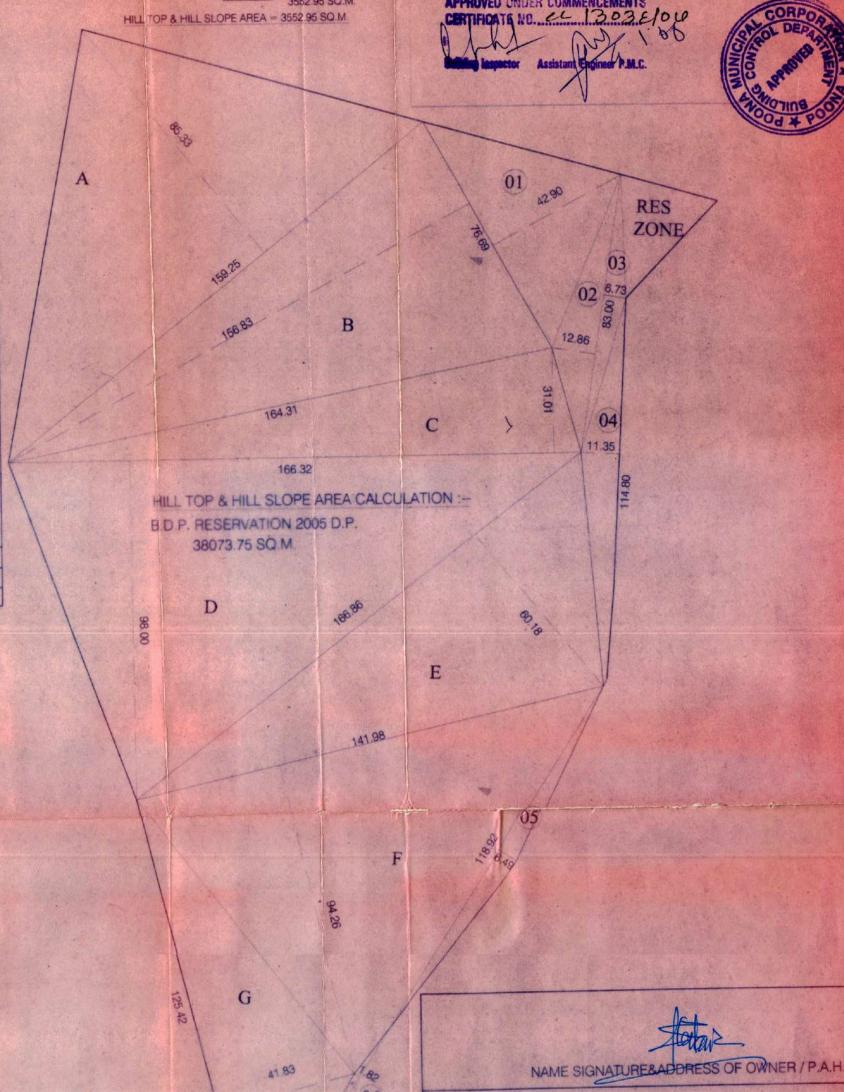
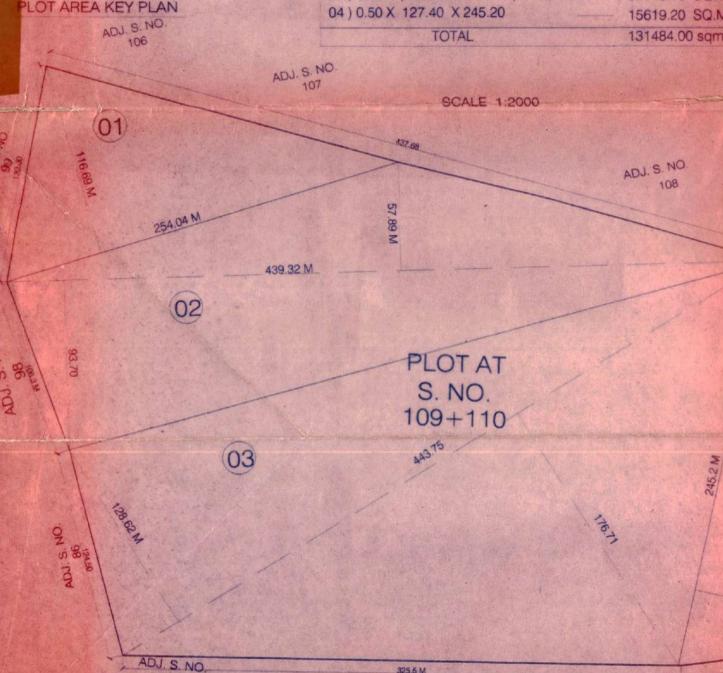
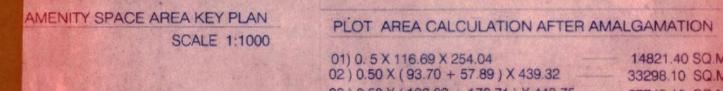
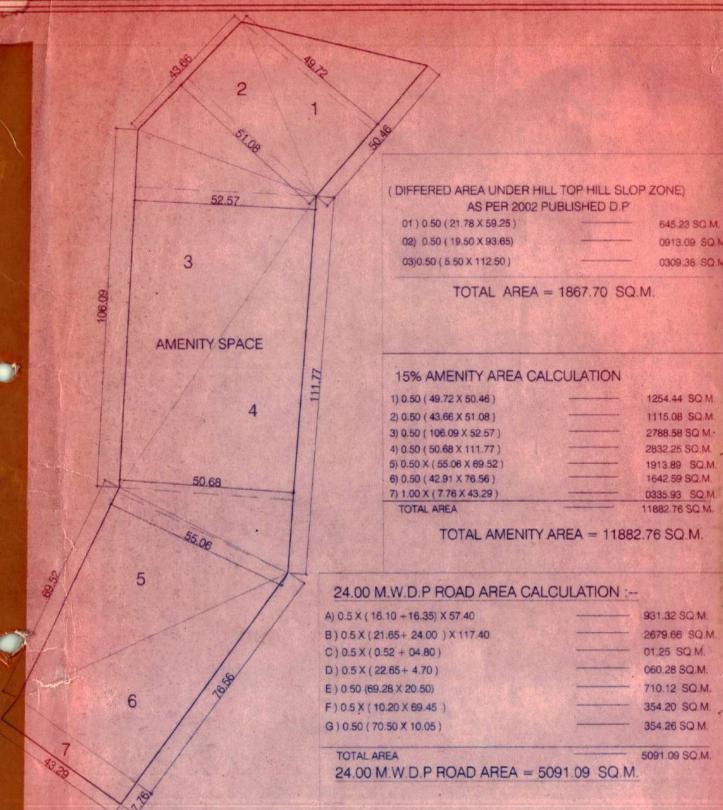
STAMP OF APPROVAL OF PLAN.

PREVIOUSLY APPROVED UNDER C.C. NO.2357/PLV4/WARJE/79
PREVIOUSLY APPROVED UNDER C.C. NO.4457/05 DATE 22/3/2006
PREVIOUSLY APPROVED UNDER C.C. NO.4608/06 DATE 28/3/2007

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. 12022/08
Building Inspector Assistant Engineer P.M.C.



Table with columns: TYPE OF BUILDING, COVERAGE IN SQ.M, FLOOR, HEIGHT, GROUND FL., FIRST FL., SECOND FL., THIRD FL., FOURTH FL., FIFTH FL., SIXTH FL., SEVENTH FL., EIGHTH FL., NINTH FL., TOTAL, EXCESS BALC., TOTAL B.U.P., TYPE OF BUILDING, BALCONY AREA, PASSAGE AREA, STAIRCASE AREA, LIFT AREA, TERRACE AREA, PARKING (CAR, SCOOTER, CYCLE), O.H.W.T. INCLUDING FIRE FIGHTING, U.G.W.T., TOTAL TENAMENT.



(DIFFERED AREA UNDER HILL TOP HILL SLOP ZONE) AS PER 2002 PUBLISHED D.P
01) 0.50 (21.78 X 59.25) 645.23 SQ.M.
02) 0.50 (19.50 X 93.65) 0913.09 SQ.M.
03) 0.50 (5.50 X 112.50) 0309.38 SQ.M.
TOTAL AREA = 1867.70 SQ.M.

15% AMENITY AREA CALCULATION
1) 0.50 (49.72 X 50.46) 1254.44 SQ.M.
2) 0.50 (43.66 X 51.08) 1115.08 SQ.M.
3) 0.50 (106.09 X 52.57) 2788.98 SQ.M.
4) 0.50 (50.68 X 111.77) 2832.25 SQ.M.
5) 0.50 X (55.06 X 89.52) 1913.89 SQ.M.
6) 0.50 (42.91 X 76.56) 1642.89 SQ.M.
7) 1.00 X (7.76 X 43.29) 0335.93 SQ.M.
TOTAL AREA 11882.76 SQ.M.
TOTAL AMENITY AREA = 11882.76 SQ.M.

24.00 M.W.D.P. ROAD AREA CALCULATION :-
A) 0.5 X (16.10 + 16.35) X 57.40 931.32 SQ.M.
B) 0.5 X (21.65 + 24.00) X 117.40 2679.66 SQ.M.
C) 0.5 X (0.52 + 04.80) 01.25 SQ.M.
D) 0.5 X (22.65 + 4.70) 060.28 SQ.M.
E) 0.50 (69.28 X 20.50) 710.12 SQ.M.
F) 0.5 X (10.20 X 69.45) 354.20 SQ.M.
G) 0.50 (70.50 X 10.05) 354.26 SQ.M.
TOTAL AREA 5091.09 SQ.M.
24.00 M.W.D.P. ROAD AREA = 5091.09 SQ.M.

PLOT AREA CALCULATION AFTER AMALGAMATION
01) 0.5 X 116.69 X 254.04 14821.40 SQ.M.
02) 0.50 X (93.70 + 57.89) X 439.32 33298.10 SQ.M.
03) 0.50 X (128.62 + 176.71) X 443.75 67745.10 SQ.M.
04) 0.50 X 127.40 X 245.20 15619.20 SQ.M.
TOTAL 131484.00 sqm.

24.00 M.W.R.P. ROAD AREA CALCULATION :-
01) 0.5 X (237.71 + 243.88) X 12.00 2889.54 SQ.M.
TOTAL AREA 2889.54 SQ.M.
INTERNAL ROAD AREA CALCULATION :-
01) 0.50 X (145 + 156) X 9.00 1354.50 SQ.M.
TOTAL AREA UNDER INTERNAL ROAD 1354.50 SQ.M.

OPEN SPACE AREA CALCULATION 10% = 7878.17 SQ.M.
OPEN SPACE AREA CALCULATIONS
1) 0.50 X 04.60 X (10.20+09.08) 0044.34 SQ.M.
2) 0.50 X 10.43 X 03.75 0197.56 SQ.M.
3) 0.50 X 11.09 X (04.05+05.93) 0055.34 SQ.M.
4) 0.50 X 51.36 X (15.61+17.66) 0854.37 SQ.M.
5) 0.50 X 56.76 X (17.40+21.0474) 1031.14 SQ.M.
6) 0.50 X 48.90 X 06.66 0132.84 SQ.M.
7) 0.50 X 86.83 X (40.33+40.40) 3504.89 SQ.M.
8) 0.50 X 58.58 X 25.50 0746.90 SQ.M.
9) 0.50 X 57.41 X (16.48+32.25) 1398.79 SQ.M.
TOTAL 7878.17 SQ.M.
NET OPEN SPACE = 7878.17 SQ.M.
PERMISSIBLE OPEN SPACE = 7878.17 SQ.M.

AREA CALCULATIONS OF PARKING SLAB :-
1) 27.96 X 15.00 419.40 SQ.M.
2) 37.96 X 10.00 379.60 SQ.M.
3) 45.46 X 10.46 475.51 SQ.M.
4) 43.58 X 15.23 663.72 SQ.M.
5) 17.77 X 10.46 185.87 SQ.M.
6) 17.93 X 15.23 273.07 SQ.M.
7) 17.02 X 05.19 088.33 SQ.M.
8) 15.57 X 09.90 154.14 SQ.M.
9) 20.76 X 00.82 017.02 SQ.M.
10) 25.68 X 17.33 445.03 SQ.M.
11) 30.66 X 20.33 623.32 SQ.M.
12) 72.96 X 10.46 763.16 SQ.M.
13) 86.67 X 10.46 906.57 SQ.M.
TOTAL 5394.74 SQ.M.
TOTAL AREA OF PARKING SLAB = 5394.74 SQ.M.

H.D.H. AREA CALCULATION :-
01) 0.5 X (56.65 X 45.05) 1253.52 SQ.M.
02) 0.5 X (40.10 X 55.15) 1105.76 SQ.M.
03) 0.50 (38.50 + 42.70) X 137.00 5562.20 SQ.M.
04) 0.50 (43.60 + 87.45) 11906.41 SQ.M.
05) 0.50 (76.10 + 42.80) 1628.54 SQ.M.
06) 0.50 (37.00 + 43.70) X 85.50 3449.93 SQ.M.
07) 0.50 (06.74 + 47.90) 161.42 SQ.M.
08) 0.50 (27.10 + 54.50) 738.48 SQ.M.
TOTAL AREA 15806.26 SQ.M.
TOTAL H.D.H. AREA = 15806.26 SQ.M.

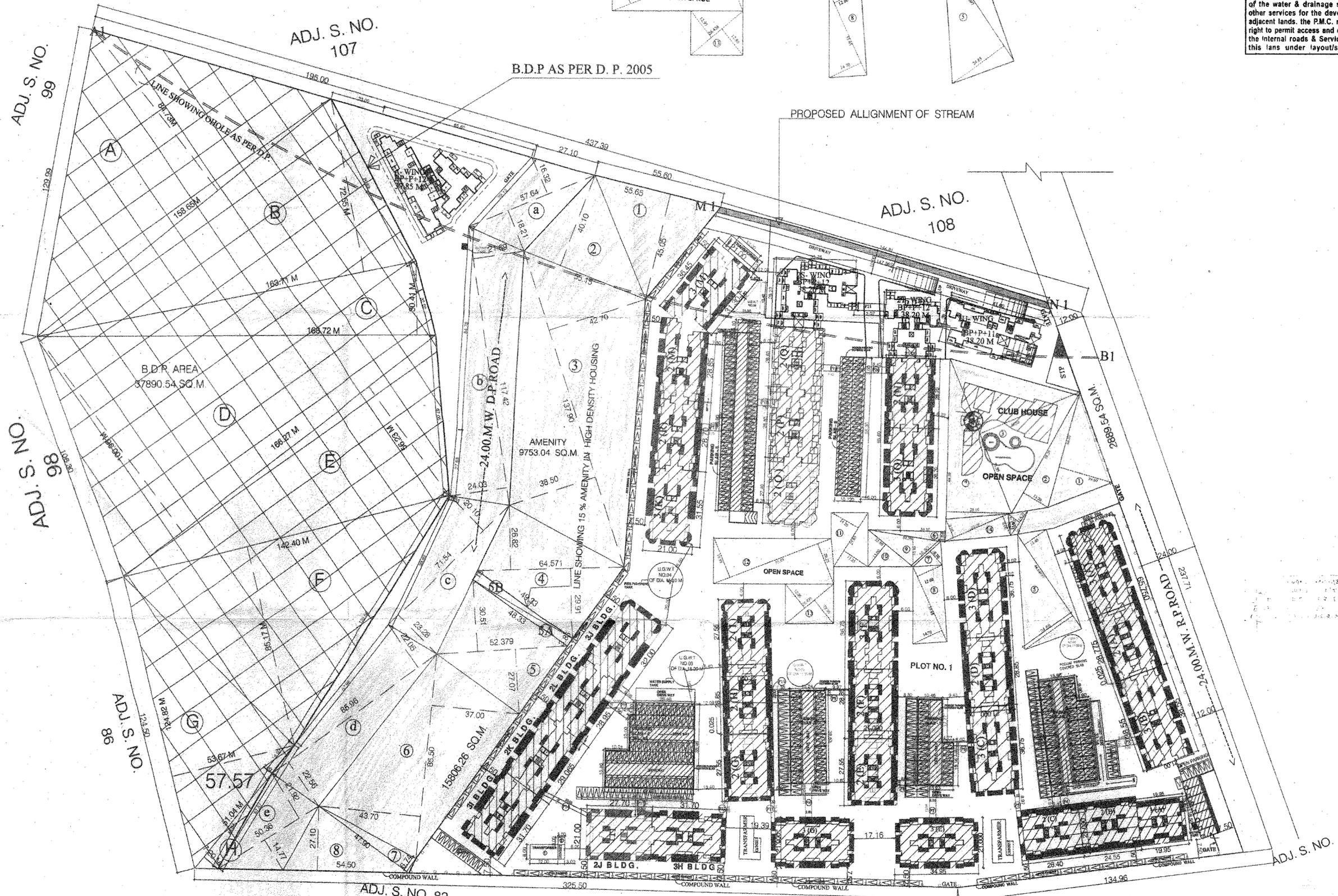
HILL TOP & HILL SLOPE AREA CALCULATION :- AS PER R.P
A) 0.50 (38.15 X 171.15) 3264.69 SQ.M.
B) 0.50 (170.00 X 120.40) 10234.00 SQ.M.
C) 0.50 (30.40 X 175.00) 2650.00 SQ.M.
D) 0.50 (69.15 + 78.94) X 188.50 13967.48 SQ.M.
E) 0.50 (141.50 X 51.50) 3643.63 SQ.M.
F) 0.50 (125.45 X 68.25) 4260.96 SQ.M.
G) 0.50 (124.50 X 64.40) 4008.90 SQ.M.
H) 0.50 (68.00 X 03.50) 00119.00 SQ.M.
I) 0.50 (58.80 X 17.05) 501.27 SQ.M.
TOTAL 42669.95 SQ.M.
HILL TOP & HILL SLOPE AREA = 42669.95 SQ.M.

PARKING SLAB AREA CALCULATION :-
P2) 0.50 (2.08 + 2.77) X 3.00 07.28 SQ.M.
P3) 09.26 X 2.71 25.09 SQ.M.
P4) 07.74 X 3.44 26.78 SQ.M.
P5) 11.49 X 1.50 17.24 SQ.M.
P6) 11.80 X 1.75 20.65 SQ.M.
P7) 08.64 X 2.75 23.76 SQ.M.
P8) 11.73 X 1.50 17.60 SQ.M.
P9) 11.80 X 1.74 20.53 SQ.M.
P10) 09.17 X 2.60 23.84 SQ.M.
P11) 11.37 X 1.50 17.06 SQ.M.
P12) 09.80 X 1.53 14.99 SQ.M.
P13) 09.80 X 3.25 29.84 SQ.M.
P14) 20.03 X 1.50 30.05 SQ.M.
P15) 08.75 X 2.23 19.51 SQ.M.
P16) 11.13 X 1.50 16.70 SQ.M.
P17) 06.68 X 2.61 17.35 SQ.M.
P18) 5.68 X 1.50 8.52 SQ.M.
P19) 06.64 X 2.61 17.33 SQ.M.
TOTAL PARKING SLAB AREA = 362.68 SQ.M.

HILL TOP & HILL SLOPE AREA CALCULATION :- B.D.P. RESERVATION 2005 D.P.
A) 0.50 (109.25 X 85.43) 6794.40 SQ.M.
B) 0.50 (76.69 X 158.83) 2578.79 SQ.M.
C) 0.50 (166.32 X 31.01) 8149.68 SQ.M.
D) 0.50 (166.32 X 98.00) 5020.82 SQ.M.
E) 0.50 (166.86 X 80.18) 6691.52 SQ.M.
F) 0.50 (141.98 X 94.26) 2623.16 SQ.M.
G) 0.50 (125.42 X 41.83) 00201.73 SQ.M.
H) 0.50 (51.66 X 07.81) 2021.73 SQ.M.
TOTAL 38073.75 SQ.M.



NAME SIGNATURE & ADDRESS OF OWNER / P.A.H.
PROPOSED LAYOUT OF BUILDINGS AT (S.NO. 109 + S.NO. 110), AT, MOUJE WARJE, PUNE.
DILIP G KALE ARCHITECT & INTERIOR DESIGNER 1443 SADASHIVPETH, PUNE PUNE-30
SIGNATURE OF ARCHITECT
DATE 11/03/07 SCALE 1:1000 REVISION 26/12/07 DRAWN DEYANI ASHWINI CHECKED 23/03/07 VIJAYA 17/07/07



OPEN SPACE AREA CALCULATIONS

OPEN SPACE (PLOT NO. 01)

1) 0.50 X 26.50 X 50.60	0670.45 SQ.M.
2) 0.50 X 59.20 X 13.20	0390.72 SQ.M.
3) 0.50 X 46.80 X 71.95	1683.63 SQ.M.
4) 0.50 X 69.30 X 29.10	1008.32 SQ.M.
5) 0.50 X 46.64697 X (12.40+24.85)	0868.80 SQ.M.
6) 0.50 X 4.04 X 34.10	0068.88 SQ.M.
7) 0.50 X 16.80 X 8.70	0073.08 SQ.M.
8) 0.50 X 35.65 X (12.60+14.70)	0486.62 SQ.M.
9) 0.50 X 32.25 X 13.45	0216.88 SQ.M.
10) 0.50 X 25.60 X 13.00	0166.40 SQ.M.
11) 0.50 X 27.85 X (14.20+13.25)	0382.24 SQ.M.
12) 0.50 X 55.05 X (19.90+20.25)	1005.13 SQ.M.
13) 0.50 X 26.436 X (12.95+12.95)	0342.35 SQ.M.
14) 0.50 X 29.05 X (8.28+8.66)	0245.76 SQ.M.
15) 0.50 X 14.27 X (6.10+2.13)	0058.72 SQ.M.
TOTAL	7667.98 SQ.M.

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

Note: No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

53957
वाचकाम विकास विभाग, जेठम नगर
मान्य लेखाकड नं. 122/2009/108
दिनांक. 22/12/2007

कार्यकारी अभियंता
वाचकाम विकास विभाग
जेठम नगर, पुणे शहानगरपालिका
31/11/07

SHEET NO. - 01/03
STAMP OF APPROVAL OF PLAN.
PREVIOUSLY APPROVED UNDER D.P.O 2708/D/868 DATED 28/2/2006
PREVIOUSLY APPROVED UNDER D.P.O 10945/D/1093 DATED 28/3/2007

AREA STATEMENT	
	SQ.M.
1 TOTAL PLOT AREA	131300.00
2 AREA UNDER B.D.P AS PER D.P.	37690.54
3 DUCT AREA 24.00 M W.D.P. ROAD	8028.24
4 DUCT AREA OF 24.00M W.R.P.D.P. ROAD	2889.54
5 BALANCE PLOT AREA	82491.68
6 TOTAL AREA UNDER H.D.H AMENITY SPACE UNDER H.D.H - 9948.44	15906.20
7 REMAINING DEFERRED AREA UNDER H.D.H - 5857.82	
8 AREA OF STREAM AS PER D.P. M TO N1 - (144.81-147.56 X 0.50) 1 M X 2.5M	395.46
9 REMAINING PLOT AREA	66322.96
10 OPEN SPACE 10%	6632.29
11 AMENITY SPACE 15%	
12 AREA OF TRANSFORMER	324.00
13 NET PLOT AREA	55306.67

AREA STATEMENT	
	SQ.M.
14 ADDITION AREA OF TRANSFORMER	324.00
15 ADDITION AREA OF 24.00 M W.P. ROAD	2889.54
16 ADDITION AREA OF 24.00 M W.D.P. ROAD	8028.24
17 ADDITION AREA UNDER H.D.H	15906.20
18 ADDITION AREA UNDER (T.D.R) Regular	7040.40
19 ADDITION AREA UNDER (T.D.R) Sum	11873.32
20 MAXIMUM PERMISSIBLE F.S.I	109229.43
21 EXISTING COMM. F.S.I.	00186.06
22 EXISTING RES. F.S.I.	74728.91
23 TOTAL EXISTING F.S.I. (COMM. + RESH)	74914.97
24 PROPOSED RES. F.S.I.	18546.89
25 TOTAL F.S.I. (EX. + PROP)	93461.86
26 REMAINING F.S.I.	14766.59
27 PERMISSIBLE COVERAGE 20% (PROPOSED)	11873.33
28 PERMISSIBLE COVERAGE 10% (PROPOSED)	5936.66
29 MAX. PERMISS. COVERAGE WITH PREMIUM 30%	17810.00
30 PROPOSED COVERAGE AREA (RES. RESH)	2279.05
31 PERMISSIBLE COVERAGE 20% (BETW 8TH LEVEL)	23683.33
32 PROPOSED COVERAGE (BETW 8TH LEVEL + PROPOSED)	21347.73
33 PERMISSIBLE TENAMANT	1483
34 EXISTING TENAMANT	1016
35 PROPOSED TENAMANT	285

AREA CERTIFICATE OF ARCHITECT.
CERTIFIED THAT PLOT UNDER REFERENCE SURVEYED BY ME ON DT 26.02.07 & THE DIMENSIONS OF SIDES E.T.C OF PLOT STATED ON PLAN ARE MEASURED ON SITE & THE AREA SO WORKED OUT & TALLIES WITH THE AREA IN DOCUMENT IN CITY SURVEY RECORDS.

TENAMANT STATEMENT
PERMISSIBLE TENAMANT - 59366.67 X 250 / 10000 - 1484.16 NOS
PROPOSED TENAMANT - 1271 NOS SAY 1484 NOS

LEGEND SHOW
PLOT BOUNDARY SHOWN - BLACK
OPEN SPACE SHOWN - GREEN
WATER LINE SHOWN - DOTTED BLACK
PROPOSED WORK SHOWN - RED

NAME SIGNATURE & ADDRESS OF OWNER: P.A.H.

REVISED LAYOUT OF BUILDINGS AT (S.NO. 109 + S.NO. 110), AT, MOUJE WARJE, PUNE.

CHINMAY.Y.KALE
DILIP G KALE & ASSOCIATES
ARCHITECT & DESIGNER
122/B, SH. KANWAR PETH
SHUBHASH NAGAR, PUNE-30

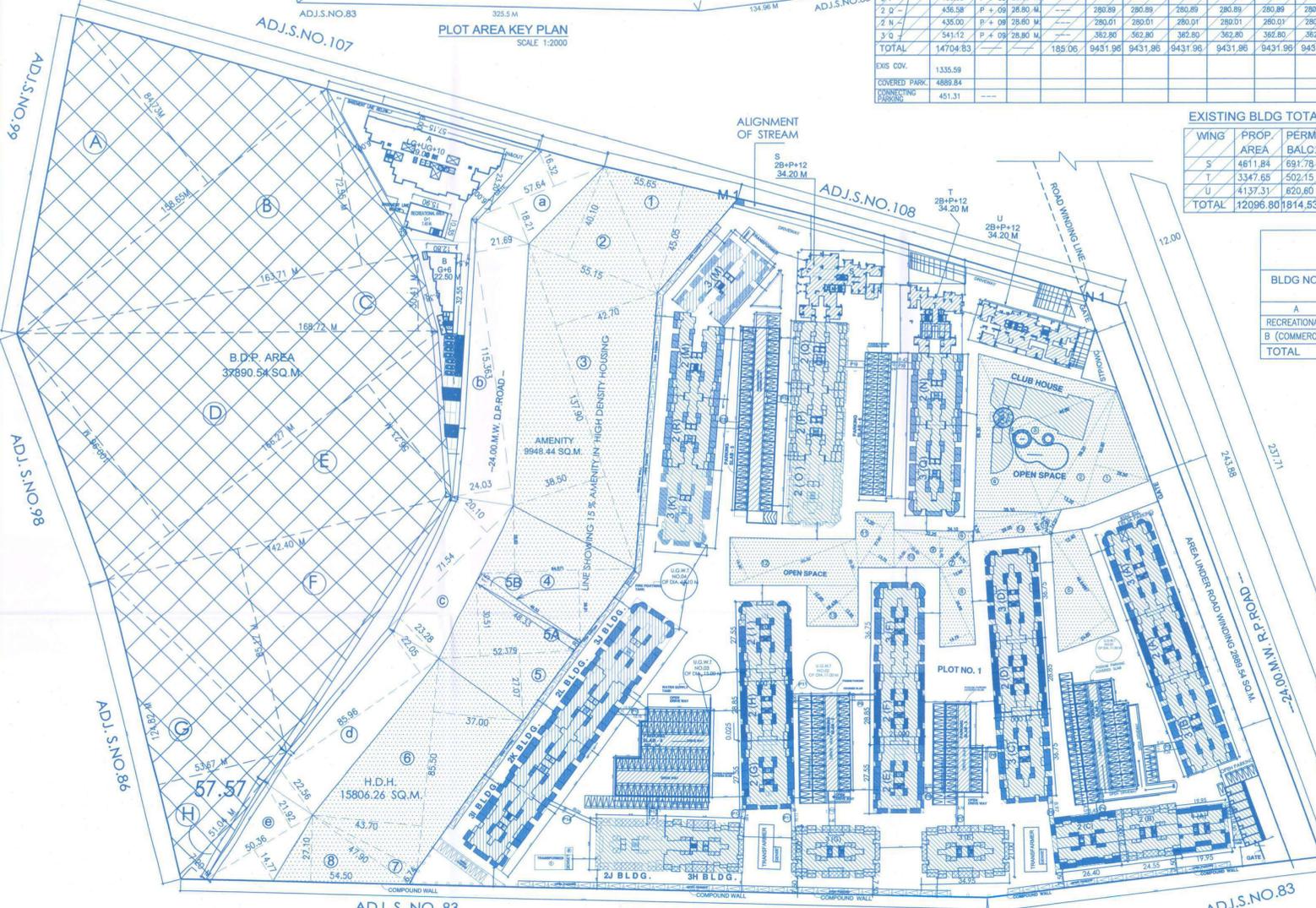
SCALE	REVISION	DRAWN	REVISION	REVISION
1:800	11/03/07	VJAYA DEVYANI	23/03/07	VJAYA DEVYANI
	22/12/07		13/2/09	SHILPATA
			30/3/09	28/12/11

बांधकाम विकास विभाग झोन क्र. ३ पुणे महानगरपालिका जाचक क्रमांक-झोन क्र.३/५७१३ दिनांक - १०/११/२०२४

B.D.P AREA CALCULATION :- A) 0.50 (158.65 X 84.73) = 6721.20 B) 0.50 (163.71 X 72.55) = 5938.58 C) 0.50 (168.72 X 30.41) = 2565.39 D) 0.50 (166.27 X 100.96) = 8393.31 E) 0.50 (30.51 X 27.07) X 52.379 = 1507.99 F) 0.50 (142.40 X 85.17) = 6064.10 G) 0.50 (53.67 X 124.82) = 3349.54 H) 0.50 (51.04 X 07.20) = 183.74 TOTAL = 37890.54 SQ.M

H.D.H AREA CALCULATION :- 01) 0.5 X (55.65 X 45.05) = 1253.52 02) 0.5 X (40.10 X 55.15) = 1105.76 03) 0.50 (38.50 + 42.70) X 137.00 = 5562.20 04) 0.50 (26.82 + 29.91) X 64.571 = 1831.56 05A) 0.50 X 48.33 X 03.85 = 93.04 05B) 0.50 X 48.33 X 04.15 = 102.36 05) 0.50 (30.51 + 27.07) X 52.379 = 1507.99 06) 0.50 (37.00 + 43.70) X 85.50 = 3449.93 07) 0.50 (06.74 X 47.80) = 161.42 08) 0.50 (51.04 X 54.50) = 738.48 TOTAL AREA = 15806.26 SQ.M

PLOT AREA CALCULATION :- 01) 0.5 X 116.69 X 254.04 = 14821.40 02) 0.50 X (93.70 + 57.89) X 439.32 = 33298.10 03) 0.50 X (128.62 + 176.71) X 443.75 = 67445.10 04) 0.50 X 127.40 X 245.20 = 15619.20 TOTAL = 131484.00 SQ.M



EXISTING BLDG TOTAL F.S.I STATEMENT table with columns for TYPE OF BLDG, FLOOR, GROUNDFL, and various floor levels (FIRST FL. to TWELFTH FL.). It lists building details and FSI values for each floor.

EXISTING BLDG TOTAL STATEMENT table with columns for WING, PROP. AREA, PERM. BALC., and various building components like STAIRCASE, FIRE STAIRCASE, and TERRACE. It provides a summary of building areas and components.

FORM OF STATEMENT - 2 [SR. No. 9 (a)] PROPOSED BUILDING table. It details the proposed building's specifications, including floor numbers, previous and current sanctions, and tenement counts.

OPEN SPACE AREA CALCULATIONS OPEN SPACE: 1) 0.50 X 26.50 X 50.60 = 670.45 2) 0.50 X 59.20 X 13.20 = 390.72 3) 0.50 X 46.80 X 71.95 = 1683.63 4) 0.50 X 60.30 X 29.10 = 1008.32 5) 0.50 X 46.64697 X (12.40+24.85) = 868.80 6) 0.50 X 4.04 X 34.10 = 68.88 7) 0.50 X 16.80 X 8.70 = 73.08 8) 0.50 X 35.65 X (12.60+14.70) = 486.62 9) 0.50 X 32.25 X 13.45 = 216.88 10) 0.50 X 25.60 X 13.00 = 166.40 11) 0.50 X 27.85 X (14.20+13.25) = 382.24 12) 0.50 X 55.05 X (19.90+20.25) = 1105.13 13) 0.50 X 26.436 X (12.95+12.95) = 342.35 14) 0.50 X 29.05 X (8.26+8.66) = 245.76 15) 0.50 X 14.27 X (6.10+2.13) = 58.72 TOTAL = 7767.98 REQUIRED OPEN SPACE AREA 10% = 6632.29 SQ.M

AREA CALCULATIONS OF PARKING SLAB :- PARKING SLAB 1:- 01) 15.56 X 09.90 = 154.04 02) 20.47 X 33.54 = 686.56 03) 05.28 X 04.94 = 26.08 TOTAL = 866.68 SQ.M PARKING SLAB 2:- 04) 10.46 X 17.77 = 185.87 05) 15.23 X 18.16 = 276.58 TOTAL = 462.45 SQ.M PARKING SLAB 3:- 06) 15.24 X 38.63 = 588.72 PARKING SLAB 4:- 07) 25.46 X 05.00 = 127.30 08) 27.99 X 15.00 = 419.85 09) 37.99 X 15.46 = 587.02 TOTAL = 1133.72 PARKING SLAB 5:- 10) 10.825 X 5.10 = 55.21 11) 15.325 X 76.90 = 1178.49 12) 05.00 X 02.35 = 11.75 TOTAL = 1245.45 SQ.M PARKING SLAB 6:- 13) 10.72 X 55.30 = 592.82 TOTAL PARKING SLAB AREA :- 866.68+462.45+588.72+1133.72+1245.45+592.82 = 4889.84 SQ.M

AREA CALCULATIONS OF CONNECTING PARKING SLAB :- P1) 01.50 X 08.90 = 13.35 P2) 0.5 X (2.08+2.77) X 3.00 = 7.27 P3) 0.5 X (8.45+9.26) X 2.71 = 24.00 P4) 03.45 X 06.00 = 20.70 P5) 01.50 X 08.97 = 13.45 P6) 06.00 X 01.50 = 9.00 P7) 02.75 X 13.59 = 37.37 P8) 09.05 X 02.00 = 18.10 P9) 09.97 X 02.00 = 19.94 P10) 02.60 X 14.11 = 36.69 P11) 07.35 X 02.00 = 14.70 TOTAL = 133.32

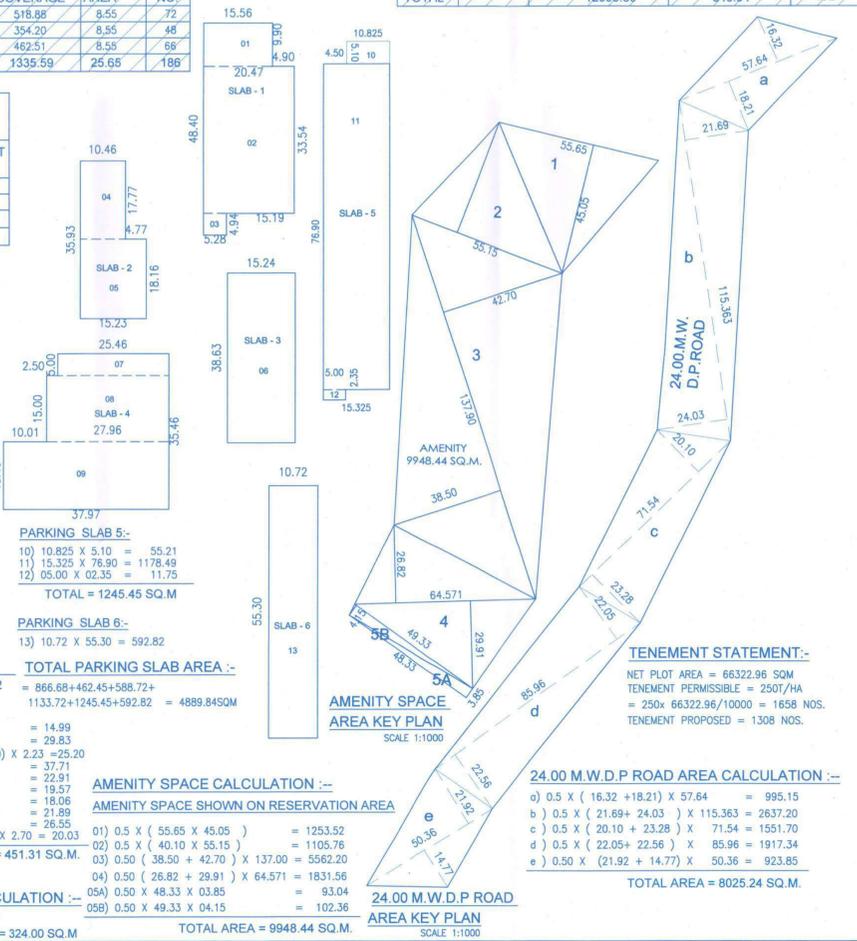
24.00 M.W. R.P. ROAD AREA CALCULATION :- 1) 0.5 X (237.71+243.88) X 12.00 = 2889.54 SQ.M TRANSFORMER AREA CALCULATION :- 1) 13.50X 06.00 X 4 = 324.00 SQ.M TOTAL AREA OF TRANSFORMER = 324.00 SQ.M

STAMP OF APPROVAL and IOD LAYOUT section. Includes official stamps and a diagram showing the layout of the proposed building and its relationship to the plot boundaries.

Table with 3 columns: BLDG NO, FLOOR NO, and various area calculations. It provides a detailed breakdown of building areas and FSI values for different parts of the project.

FORM OF STATEMENT - 2 [SR. No. 9 (a)] EXISTING BUILDING table. It details the existing building's specifications, including floor numbers, previous and current sanctions, and tenement counts.

Table with 4 columns: BLDG NO, FLOOR NO, PREVIOUS SANCTION AS PER DCPR 2017, SANCTION AS PER UDCPR 2020, and TENEMENT NO. It compares the previous and current building specifications.



TENEMENT STATEMENT :- NET PLOT AREA = 66322.96 SQM TENEMENT PERMISSIBLE = 2507/HA = 250x 66322.96/10000 = 1658 NOS. TENEMENT PROPOSED = 1308 NOS.

24.00 M.W.D.P. ROAD AREA CALCULATION :- a) 0.5 X (16.32 +18.21) X 57.64 = 995.15 b) 0.5 X (21.69 + 24.0) X 115.363 = 2637.20 c) 0.5 X (20.10 + 23.28) X 71.54 = 1551.70 d) 0.5 X (22.05 + 22.56) X 85.96 = 1917.34 e) 0.50 X (21.92 + 14.77) X 50.36 = 923.85 TOTAL AREA = 8025.24 SQ.M

AREA STATEMENT and various regulatory notes. Includes 'AREA STATEMENT' table with columns for area type and SQ.M, and a list of conditions and notes regarding the approval and building specifications.

CERTIFICATE OF AREA and OWNER'S DECLARATION section. Includes a signature and stamp, and a declaration from the owner regarding the accuracy of the area measurements and the proposed building specifications.

Table with columns: DATE, DEALT BY, REVISOR, CHECKED BY, and SCALE. It provides a record of the document's review and approval process.

MMDM. (1594) 10,000-3-04

City Engineer

Office of the Dy. City Engineer,
(Development Plan)
Pune Municipal Corporation.

No. D. P. O. / 2356 / P.M.C. / (1594) / 10 e

PUNE MUNICIPAL CORPORATION, PUNE.
Commencement Certificate

(valid for one year from the date of issue)

To

Shri. श्री. एम. सी. कटारिया (चीफ अफिसर),
द्वारा - दिलीप काळे, (आर्किट),
१४४३, सदाशिव पेठ, पुणे - ४००००४

Date : 31/6/88

Permission is hereby granted under Section 45 of the Maharashtra Regional
and Town Planning Act, 1966 (Maharashtra Act, XXVII of 1966)To carry out development of बारजे स. नं. १०९ + ११०, येथील मिळतीची नियोजित एअरीकरण /

नियोजित एअरीकरण

(Plan enclosed.)

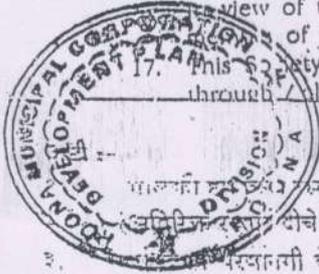
subject to the following conditions :-

1. That the colony roads along with Development Plan Road if any passing through the land or otherwise, together with storm-water drains are constructed on site as per specifications and to the satisfaction and under the supervision of the Development Engineer and his Completion Certificate is produced.
2. That water-lines are laid as per specifications and to the satisfaction and under the supervision of the Water-supply Superintendent and his Completion Certificate is produced.
3. That drainage lines are laid as per specifications and to the satisfaction and under the supervision of the Asstt. Engineer (Drainage) and his Completion Certificate is produced.
4. That common septic tanks are provided as per instructions and to the satisfaction of the Asstt. Engineer (Drainage) and his Completion Certificate is produced. Please note that the drainage of the colony will have to be connected to the Municipal drainage system when same will be available in the vicinity of the colony. This work will have to be done at your own cost.
5. That dust-bins are provided as per instructions and to the satisfaction of the Medical Officer of Health.
6. That electric lines with street lights are provided as per instructions and to the satisfaction of the Development Engineer and his Completion Certificate is produced.
7. That all the works which are required to be demolished and shown in yellow in the plan are completely demolished.
8. Please note that the open spaces maintained in the lay-out will not be taken in possession by the Municipal Corporation unless the same are properly levelled, planted with trees and properly fenced.
9. That all the plots, sub-plots are demarcated and measured on site by the City Survey Officer / District Inspector of Land Records Office and fresh plans as per demarcation and measurements on site are submitted along with demarcation certificate with measurements obtained from the City Survey Office / District Inspector of Land Records Office.
10. The Society will have to make its own water-supply arrangements and no complaints in this respect will be entertained.
11. The Development Plan Road passing through the land will be got demarcated from this office before starting any development work.
12. This certificate shall remain valid for a period of one year commencing on the date of its issue.
13. This Commencement Certificate cancels all previous sanctions.

P.T.O.

(2)

14. The internal pathways, internal water-lines and drainage lines as well as street lights shall be provided at the cost of the promoters and shall be maintained at all times by them. Also the conservancy service in future will have to be arranged and maintained by the promoters at all times, for group housing proposals (schemes).
15. No fencing between group housing buildings will be constructed and development works will not be started unless a peripheral permanent fencing is constructed on site.
16. Corporation is not in a position to provide amenities especially that of water to this area. In view of these circumstances the Promoter / Chairman must appraise the plot holder of this fact.
17. This Society/ Promoter will construct at its his own cost Development Plan Road passing through/butting the Society's / Promoter's land as per alignment to be given by the Pune Corporation as colony roads.



माहिती देण्याच्या न मिळकतीच्या शिरोआयत्याचा आदल्यात महानगरपालिकेने जबाबदार राहणार नाही. अंतिम निर्णय घेणे चर्चे क्षेत्र यापर्यंत पूर्वी सध्याच्या रस्त्यालागत गेलेली जागा म.न.पा.च्या ताब्यात देणार.

१. अंतिम निर्णय घेतल्यापासून एक वर्षाचे आतमध्ये एकत्रित मोजणी नकारात, एकत्रित ७/१२ उतारा विकास व कर्मालसाकडे पाठविले जाणार.
२. बांधकाम परवानगी मागणीपूर्वी पोहोच रस्त्या विकसित करणार.
३. लेआऊटमधील ओपन स्पेस सर्व संभाषणांसाठी राहिल.
४. पूर्वी मान्य प्रस्तावातील अटी लागू राहतील.
५. लेआऊटमधील अंतर्गत रस्ता सर्व लागतच्या मिळकतदारांना कायम स्वल्पी खुला ठेवणे.
६. एकलपेशेस न कधीतच झालेला अंतिमिटी स्पेस व रस्त्याचा एक.एस.आय ची मागणी करण देणार नाही.
७. इमारत न नो. १ नो. ५ चा इमारतीचे सी-डॅक अहवालप्रमाणे मनपाचा अंतिम निर्णय झाल्यावर प्रत्यक्ष जागेवर बांधकाम सुरू करणार.
८. पूर्वी मान्य प्रस्तावातील अटी लागू राहतील.
९. अंतिमिटी स्पेस व रस्त्याचे आरक्षण ही सी-डॅकप्रमाणे विकसित करण्यास संबंधित समुचीत प्राधिकरणास कोणताही दुरुक देणार नाही.
१०. मनपाचे इन्फो.टी.सी. कॅम्पेस मिनी सुवेज स्ट्रीटमेंट प्लॅन ची सुविधा पुरविणार.
११. मिनी कॅम्पेस व सुवेज कॅम्पेस स्वयंपूर्ण सार्वजनिक स्वच्छता करणार.
१२. अंतर्गत रस्ता सामाजिक वापरसाठी खुला ठेवणार.
१३. जागेवरील कोणताही डेव्हलपमेंट करण्यापूर्वी जागेवरील नाला नकारात दरावित्याप्रमाणे ट्रेन करणार. ट्रेनेज विभागात त्याप्रमाणे वनजाती वेगळे त्वांतर विकास सुरू करणार.

Please note that no sale or lease or any other permission in any plot in the lay-out will be granted unless final sanction to the lay-out is obtained from the Municipal Commissioner.

जमिना विभागात दि. २४.५.५२. नो. पी. खेबासाजी वरील रकमा रु. १४,२०,९२५ पाठविले जाई. दि. २५/५/५२ टांजी भरले जाणार. दि. २१/५/५२ अंतिम.

Yours faithfully,
 Dy. City Engineer, (D. P.)
 Pune Municipal Corporation.

- (1) Copy with a copy of the plan f. w. cs. to the Assessor & Collector of Taxes, Pune Municipal Corporation for information.
- (2) Copy with a copy of plan f. w. cs. to the Arbitrator, T. P. Schemes, Pune, for information.
- (3)

Dy. City Engineer, (D. P.)
 Pune Municipal Corporation.

पुणे महानगरपालिका

617

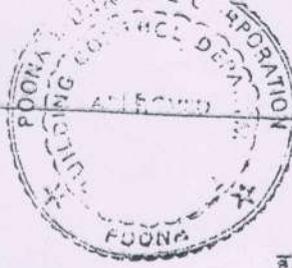
(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)

(अभियंता वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला
(कमेन्समेंट सर्टिफिकेट)

सादरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे.

प्रकरण क्रमांक : WRJ/0037/04
New



बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका
शिवाजीनगर, पुणे - ५.

क्रमांक : CC/1280/04

दिनांक : 07/07/2004

मालकी / सोमली, Katarinya S B

बारा ला. स. श्री. Kale Dilip

राहणार पुणे, पेठ 1443 Sadashi Peth Pune

बराक सन्हे न.

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम,

सन १९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सोमतीत

पेठ Waje

बराक सन्हे न. 109+110/-

फायनल प्लॉट क्र. - प्लॉट क्र. -

मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली, ती दिनांक : 29/06/2004

या दिवशी पोहोचली त्याबद्दल काम करण्यास खाली लिहिलेल्या सुचना व सर्व अटींवर तुम्हास संमतीपत्र देण्यात येत आहे.

१. शी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

२. सोबतच्या नवीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

३. जांत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरू करू नये.

४. महायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.

५. सोबतच्या नकाशावर मागे लिहिलेल्या / चिकटवलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.

६. ज्या प्लॉटसवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटापत्र) मिळणार नाही. रस्त्यावरील झाडांना जाळणारे ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे.

७. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.

८. काम सुरू करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर कोणतेही काम सुरू करू नये.

९. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅडॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.

१०. बांधकाम नियंत्रण खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी ट्रेनेजविषयी मा. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून गांधी मंजुरी घेतल्याखेरीज सेप्टीक टॅन्क अगर ट्रेनेजसंबंधी बांधकाम सुरू करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ट्रेनेज कामाचा पूर्णत्वाचा दाखला हजर करण्यात यावा.

११. बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे, ते प्रथम पाहून मग नवीन कामास सुरुवात करणार.

१२. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.

१३. राहणारच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधणी पाहिजे. जुने संडास व मोरी असल्यास त्याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.

१४. संमतीपत्र मागण्यापूर्वी मनपाचे कर भरल्याचा दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे

7.7.04

इमारत निरीक्षक,

बांधकाम नियंत्रण कार्यालय,

सहाय्यक अभियंता (बांधकाम नियंत्रण),
पुणे महानगरपालिका.



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेंट सर्टिफिकेट

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

प्रकरण दिनांक : WRJ/0020/10

Proposal Type : Resi+Comm

Case Type : Revised

Project Type : Proposed Building



क्रमांक : CC/1825/24

दिनांक : 04/10/2024



श्री / श्रीमती S B KATARIA ब्दारा आर्किटेक्ट / ला. स. श्री MANGESH MARUTEE GOTAL यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ
Warje घरांक सर्वे न 109+110 सी. सं. न. _____ हिस्सा नं _____ कायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास
करण्यासाठी आपण महानगरपालिकेकडे दिनांक 10/05/2024 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरूस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा हया संमतीपत्राकाचा अविभाज्य भाग समजणेत येईल.)
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
 - सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
 - अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१.० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
 - अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.
- काम सुरु करणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

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

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

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

विशेष अटी:-

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

काही महत्वाच्या विशेष सूचना :-

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



१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मारिजिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून
१८. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, वेसिन टॉप इ. नळ) ६लि.(फुल फ्लॅश) असे प्रकारचे फ्लॅश असे प्रकारचे फ्लश टॅक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबाचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.
१९. प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र. अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहातील.

-: अटी:-

१. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.
२. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार.
३. आवश्यकतेप्रमाणे लिफ्ट (उद्वाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
४. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.

इतर महत्वाचे अटी :

६. संबंधीत सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
७. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
८. सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
९. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मारिजिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.
१०. भूमीप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
११. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.
१२. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भितीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
१३. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
१४. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
१५. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
१६. बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.

१७. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
१८. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
१९. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व थकबाकी रकम पूर्णपणे भरणार.
२१. अंशतः भोगवटापत्रासाठी रू. २२०/- चे स्टॅम्प पेपरवर इंडेमिन्टी बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनियरचा दाखला (स्ट्रिबिलीटी सर्टीफिकेट) दाखल करणार.

प्रदुषण नियंत्रण अट :-

हवा गुणवत्ता निर्देशांकाशी संबंधित पुणे महापालिका परिपत्रक जा.क्र.शअजा/ज/१३५९१, दि.०८/११/२०२३ आणि महाराष्ट्र प्रदुषण नियंत्रण मंडल यांचे पर्यावरण (संरक्षण) कायदा १९८६ अंतर्गत दि. ०२/११/२०२३ चे निर्देशाचे पालन करण्यात यावे.

Signature valid

Digitally signed by PRANAV
SHEKHAR DALVI
Date: 2024.10.04.12:08:17 IST
Reason: BPD
Location: Pune Municipal Corporation

Pranav Dalvi
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा



Signature valid

Digitally signed by NIVRUTI
TUKARAM
Date: 2024.10.04.12:24:53 IST
Reason: BPD
Location: Pune Municipal Corporation

Nivruti Utale
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेंट सर्टिफिकेट

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

प्रकरण क्रमांक : WRJ/0020/10

Proposal Type : Resi+Comm

Case Type : Revised

Project Type : Layout of Building



क्रमांक : CC/3134/25

दिनांक : 13/11/2025



श्री / श्रीमती **S B KATARIA** द्वारा आर्किटेक्ट / ला. स. श्री **MANGESH MARUTEE GOTAL** यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ **Warje** घरांक सर्वे न **109,110** सी. सं. न. , हिस्सा नं _____ फायनल प्लॉट क्र , प्लॉट क्र , सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक **10/10/2025** रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

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

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शांती बंधनकारक राहतील.
- वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन अॅक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसरून केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.
- वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

काही महत्वाच्या विशेष सूचना :-

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

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

२३. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॉट धारक/मालक यांचेकडून वसूल करण्यात येईल.

-: अटी:-

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

२१. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.
२२. ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहिल दि. १४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित करणार.
२३. पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहिल तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कर्त्यावर बंधनकारक राहिल.
२४. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
२५. नियमामधील तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
२६. १५० पेक्षा जास्त टेनामेंट असल्यास डेनेज विभागाचे नियम व सुचनेनुसार सिव्हेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहिल.
२७. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमुद केलेप्रमाणे २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
२८. पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहतील.
२९. ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.
३०. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहतील.
३१. एअर फोर्स अॅथॉरिटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहतील.
३२. नैसर्गिक पाण्याचा दर्शविलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहिल. प्राथमुक्त सर्वेक्षणानुसार आवश्यक ते चायनेलाशझेशन /नाला टेन्चींग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहिल.
३३. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
३४. सदर मिळकतीतील कोणतेही भोगवटा पत्र मागणेपूर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहिल. म.न.पा.स कोणताही तौशिष लागू देणार नाही.
३५. १५ % ऑमिनिटी स्पेसचा एफ.एस.आय. सदर ऑमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उतान्यावर पुणे म.न.पा.ची नॉद झालेनंतर अनुज्ञेय राहिल.
३६. सदर रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजूरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

प्रदुषण नियंत्रण अट :-

हवा गुणवत्ता निर्देशांकाशी संबंधित पुणे महापालिका परिपत्रक जा.क्र.शअजा/ज/१३५९१, दि.०८/११/२०२३ आणि महाराष्ट्र प्रदुषण नियंत्रण मंडल यांचे पर्यावरण (संरक्षण) कायदा १९८६ अंतर्गत दि. ०२/११/२०२३ चे निर्देशाचे पालन करण्यात यावे.

Signature valid

Digitally signed by PRANAV SHEKHAR DALVI
Date: 2025.11.13 11:18:14 IST
Reason: BPD
Location: Pune Municipal Corporation

Pranav Dalvi

इमारत निरीक्षक

बांधकाम विकास विभाग

पुणे म न पा

Signature valid

Digitally signed by MADHAV M B
Date: 2025.11.13 11:16:03 IST
Reason: BPD
Location: Pune Municipal Corporation

Madhav Bobade

उप अभियंता

बांधकाम विकास विभाग

पुणे म न पा

Signature valid

Digitally signed by JAYWANT BABURAO PAWAR
Date: 2025.11.13 11:12:14 IST
Reason: BPD
Location: Pune Municipal Corporation

कार्यकारी अभियंता

बांधकाम विकास विभाग

पुणे म न पा





पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

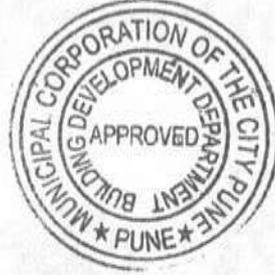
सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण क्रमांक : WRJ/0020/10

Proposal Type : Resi+Comm

Case Type : Revised

Project Type : Proposed Building



क्रमांक : CC/4067/25

दिनांक : 23/01/2026



श्री / श्रीमती S. B. KATARIA व्दारा आर्किटेक्ट / ला. स. श्री MANGESH MARUTEE GOTAL यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिविक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ Warje पर्यंत सर्वे नं 109,110 सी. सं. नं. , हिस्सा नं _____ फायनल प्लॉट क्र , प्लॉट क्र , सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 23/12/2025 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

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

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

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

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

विशेष अटी:-

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

काही महत्वाच्या विशेष सूचना :-

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



१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मॉर्निंगल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून
१८. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये युरिनल व डब्ल्यूसी करिता ३ लि. (हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॅप इ. नळ) ६लि. (फुल फ्लॅश) असे प्रकारचे फ्लॅश असे प्रकारचे फ्लॅश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्ट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.
१९. प्रकल्पाच्या सिमाभितीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहतील.

-: अटी:-

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

१७. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते बांध माराने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
१८. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
१९. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र भागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलांतरण, पथ विभाग, अतिक्रमण इ. विभागांचे रकम व शकबाकी रकम पूर्णपणे भरणार.
२१. अंशतः भोगवटापत्रासाठी रु. २२०/- चे स्टॅम्प पेपरवर इंडेन्टिटी बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनियरचा दाखला (स्टॅबिलिटी सर्टीफिकेट) दाखल करणार.

प्रदुषण नियंत्रण अट :-

हवा गुणवत्ता निर्देशांकाशी संबंधित पुणे महापालिका परिपत्रक जा.क्र.शअजा/ज/१३५९१, दि.०८/११/२०२३ आणि महाराष्ट्र प्रदुषण नियंत्रण मंडल यांचे पर्यावरण (संरक्षण) कायदा १९८६ अंतर्गत दि. ०२/११/२०२३ चे निर्देशाचे पालन करण्यात यावे.

Signature valid

Digitally signed by PRANAV
SHEKHAR DALVI
Date: 2026.01.23 11:18:03 IST
Reason: BPD
Location: Pune Municipal Corporation

Pranav Shekhar Dalvi

इमारत निरीक्षक

बांधकाम विकास विभाग

पुणे म न पा



Signature valid

Digitally signed by MADHAV B BADE M B
Date: 2026.01.23 11:09:08 IST
Reason: BPD
Location: Pune Municipal Corporation

Madhav Bobade

उप अभियंता

बांधकाम विकास विभाग

पुणे म न पा

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



बांधकाम नियंत्रण कार्यालय

क्रमांक : ३८०/१९७५/२३

दिनांक : ११/७/८७

००८२०००

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

भोगवटा पत्र अंशतः I

श्री. / श्रीमती एम्. व्ही. कटारिया (PAM) तर्फे दिळीप जी. फाडे (अर्कि.)

सहणार १९७३ सदाशिव पेठ, पुणे - ३०

यांत -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ वास्ते घरांक फायनल लॉट क्र. / -

सर्वे क्र. १०६+११० टी. पी. स्कीम नंबर ७१०१०४

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ८८१२८० दिनांक ०८/१३/२००७

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिलण्याबाबत दिनांक २१/७/२००७ रोजी अर्ज केल्याबद्दल आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

आपारी इमारत दुकान क्र १ ते ७ एखण सात फळत

इमारत क्र.	सदनिका क्र.	मजले	एखण सदनिका
१. १' A'	१ ते २८	P+7	२८ Nos.
२. २' A'	१ ते २८	P+7	२८ Nos.
३. २' B'	१ ते २८	P+7	२८ Nos.
४. २' C'	१ ते २८	P+7	२८ Nos.
५. २' D'	१ ते २८	P+7	२८ Nos.
६. ३' A'	१ ते २८	P+7	२८ Nos.
(२) ७. ३' B'	१ ते २८	P+7	२८ Nos.
(३) ८. ३' C'	१ ते २८	P+7	२८ Nos.
९. ३' D'	१ ते २८	P+7	२८ Nos.

एखण सात दुकाने व नऊ इमारतीच्या
एखण सर्व २५२ (सहास्री दोनशे
सावन्न) सदनिका फळत.

सहायक अभियंता,
बांधकाम नियंत्रण क्र. ७
पुणे महानगरपालिका.

११-७-०७

पुणे महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ वास्ते घरांक फायनल लॉट क्र. / -

सर्वे क्र. १०६+११० टी. पी. स्कीम नंबर ७१०१०४

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ८८१२८० दिनांक ०८/१३/२००७

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिलण्याबाबत दिनांक २१/७/२००७ रोजी अर्ज केल्याबद्दल आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००९.



वांघकाम नियंत्रण कार्यालय

क्रमांक : ४८०/१४५/१२२

दिनांक : ०००१७६३

दिनांक : ४/२/०९

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

पार्श्व २ भोगवटा पत्र

श्री. / श्रीमती राज की कठारिया (CPAH) C/O श्री दिलीप कोळे

राहणार १४४३ अठ्ठावीस येठ पुणे ३०

यांत -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, येठ १४४३ घरांक फायनल प्लॉट क्र. /

सर्व्हे क्र. १०८१ ११० टी. पी. स्कीम नंबर : यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३०३६/०५, दिनांक ४।१।२००८

अन्वये वांघकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन वांघलेल्या इमारतीची जागा उपयोगात आणावयास संमती निळण्याबाबत दिनांक २३।१।२००८ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या वांघकामाचे वर्णन

इमारत क्र	असदनिळा क्र	पुणे महानगरपालिका
३ मज	१ ते २८	अठ्ठावीस असदनिळा
३ मज	१ ते २८	अठ्ठावीस असदनिळा
३ मज	१ ते २८	अठ्ठावीस असदनिळा
३ मज	१ ते २८	अठ्ठावीस असदनिळा
३ मज	१ ते २८	अठ्ठावीस असदनिळा
३ मज	१ ते २८	अठ्ठावीस असदनिळा
(१) २ मज	१ ते २८	अठ्ठावीस असदनिळा
(२) २ मज	१ ते २८	अठ्ठावीस असदनिळा

(३) असदनिळा क्र १ ते २८ इमारतीचे वाळक्यावर सात मज इमारत

! "भविष्यात मान्य नकारा पत्रितिके जाणतेही वांघकाम (उदा. मॉर्निंगल अंतर्गत व टेरसवरिल रोड, एअरिशन वॉल कन्शन् र शील लायून् पारिजल वदिरल क्णये इ.) केल्यास, कोणतेही सुचना न देता सदरची संतुर्ण अनधिकृत वांघकामे पाळण्यात ल व स्वाभिव्यर्थ येणारा संतुर्ण सर्व प्लॅटधारक/मालक कडून बसल करण्यात येईल.

सहायक अभियंता,
वांघकाम नियंत्रण क्र.
पुणे महानगरपालिका.
२१/१/०९

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



बांधकाम नियंत्रण कार्यालय

क्रमांक : Bco1396

दिनांक : 23/10/08

05110

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

भोगवटा पत्र क्रमांक: III

श्री. / श्रीमती एस. बी. करारिया (PAM) लॉफ्ट झी. दिल्लीप झी. कान्हे (झार्कि)

राहणार १४४३ झमदारिज पेठ, पुणे-३०

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ बांदजे घरांक फायनल प्लॉट क्र. / सर्व्हे क्र. १०६११३० टी. पी. स्कीम नंबर १२८० यांत ५१५१०४ इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३०३९१०५ दिनांक ३१/१०/०८ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक ५।८।२००८ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मूळ	उपयोगात आणावयाच्या इमारत क्र १ जे	बांधकामाचे वर्णन इमारत क्र ३ एच
१. पहिला -	१ ते ४	१ ते ४
२. दुसरा -	५ ते ८	५ ते ८
३. तिसरा -	९ ते १२	९ ते १२
४. चौथा -	१३ ते १६	१३ ते १६
५. पाचवा -	१७ ते २०	१७ ते २०
६. सहावा -	२१ ते २४	२१ ते २४
७. सातवा -	२५ ते २८	२५ ते २८
(१) ८. आठवा -	२९ ते ३२	२९ ते ३२
(२) ९. नववा -	३३ ते ३६	३३ ते ३६
(३) एखण छत्तीस अदनिका फकत पार्किंग सह संग्रही इमारत		एखण छत्तीस अदनिका फकत पार्किंग सह संग्रही इमारत.

अशा एखण सर्व बहान्तर अदनिका

फकत.

सहायक अभियंता,
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका.

अट अधिनियम कलम नकारात नवीन बांधकाम (उदा. सर्व पार्किंग अंतराल व टेरससचल शेड, पार्किंग बॉल फ्लॉर अन्वये झालेला पार्किंग बॉल फ्लॉर इ.) केल्यास, कोणतेही पुढे सुचना न देता संपूर्ण अधिभूत बांधकामे पाडण्यात येतील व स्थानिक स्वशासन संपूर्ण खर्च परतपाठक/मालक बांधकाम करवावयात येईल.



पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण कार्यालय

क्रमांक : BPP/सि/१/३३

दिनांक २०/३/२००९

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

भोगवटा पत्र — 5

श्री. / श्रीमती रुसनी कदारिका (P.A.H.)राहणार टी० बाकि दिन्वीय कळे, 1226/व. शुक्रवार पेठ.
सुभाषनगर शाली नं 4 पुणे-०2

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २५३ / २५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ वारजे घरांक फायनल प्लॉट क्र. /सर्व्हे क्र. 109 + 110

टी. पी. स्कीम नंबर

यांत मुळ परवानगी ८०/1280रुसनी कदारिकाइकडील-संमती पत्र /कमेन्समेंट सर्टिफिकेट क्रमांक 3 036/07 दिनांक 4 1 1 2008 दिनांक 11/11/04 व

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्यानंतर व सवर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक 12 1 31 2009 रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणावयास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मजले	इ.क्र. 2P	इ.क्र. 2Q	इ.क्र. 2R	इ.क्र. 2N
पहिला	1 ते 4	1 ते 4	1 ते 4	1 ते 4
दुसरा	5 ते 8	5 ते 8	5 ते 8	5 ते 8
तिसरा	9 ते 12	9 ते 12	9 ते 12	9 ते 12
चौथा	13 ते 16	13 ते 16	13 ते 16	13 ते 16
पाचवा	17 ते 20	17 ते 20	17 ते 20	17 ते 20
सहावा	21 ते 24	21 ते 24	21 ते 24	21 ते 24
सातवा	25 ते 28	25 ते 28	25 ते 28	25 ते 28
(b) आठवा	29 ते 32	29 ते 32	29 ते 32	29 ते 32
(c) नववा	33 ते 36	33 ते 36	33 ते 36	33 ते 36
(d) अशा एकूण	144	सदनिका प्रत्येक	उभारणीच्या	पाकिगमल.

दिल्यात मान्य नकाशाखेरीच
गिरी बांधकामे (उदा. मार्जिनल अंतराचे
र फोड, पार्टिशन पॅल, करून अन्वय प्रील
पाकिगमल करणे इत्यादी.)
स कोणतीही पुर्णसुचना न देता सदरची
अनधिकृत बांधकामे पाहण्यात येतील
ताही बेणारत खर्च प्लॅट धारक/मालक
हून वसूल करण्यात येईल.

Vijayadas
20/3/09
सहायक अभियंता,
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका.

10/3



पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण कार्यालय

क्रमांक : BPDPA/सोन ३१/५०

दिनांक : ३०/३/२००९

०२१५६६२०

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

भोगवटा पत्र - अंतिम

श्री. / श्रीमती रमेश बी कटारिया C/O श्री दिलीप कोळे

राहणार १४४३ सदाशिव पेठ पुणे ३०

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ वारजे घरांक फायनल प्लॉट क्र. / सर्व्हे क्र. १०९ ५ ११० टी. पी. स्कीम नंबर यांत मुळ परवानगी ८८/१२ इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३०३६/०७ दिनांक ४.१.२००८ दि ११/१०/०४ व अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक ३०.३.२००९ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

इमारत क्र. ३९		
मजले - पहिला	१ ते ४	
दुसरा	५ ते ८	इस्री लुगळ ३६
तिसरा	९ ते १२	सदनिका स्टील कळई
चौथा	१३ ते १६	पार्किंग सहक वीडीएमसह
पाचवा	१७ ते २०	
सहावा	२१ ते २४	
(१) सातवा	२५ ते २८	
(२) आठवा	२९ ते ३२	
(३) नववा	३३ ते ३६	

अट - भविष्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. अतिरिक्त अंतरात व टेरसवर वगैरे) करण्यात येऊ नये व अतिरिक्त बांधकामे करणे संपूर्ण अनधिकृत बांधकामे म्हणून घेतली व त्यासाठी वेगळ्या खर्च फलंदा धारक/मालक जबाबदार व संपूर्ण करण्यात येईल.

V. J. Jadhav
३०/३/०९
सहायक अभियंता,
बांधकाम नियंत्रण क्र. १
पुणे महानगरपालिका.
31/3



पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण कार्यालय

क्रमांक BCO/208

दिनांक 11/10/20

06748

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

भोगवटा पत्र

श्री. / श्रीमती एस. एन. कटारिया (P.M.A.) लॉर्डे मी. दिक्षीप जी का
 राहणार १४२३ श्यामशिव पेठ, पुणे ३०

यांत -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ वारजे घरांक फायनल प्लॉट क्र. / सर्व्हे क्र. १०९, ११० टी. पी. स्कीम नंबर २८०५२२/०५ यांत कळण खड्ड इकडील संमती पत्र / कनेन्समेंट सर्टिफिकेट क्रमांक २८१५१०५ दिनांक २००८ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कनेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक २८.५.२००८ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

कळण खड्ड

लकडमजठा + पहिला मजठा अन्वये संपूर्ण इमारत फक्त

(१)

(२)

(३)

१. या बांधकामासाठी आवश्यक असलेल्या सर्व कागदांची प्रत आपणांस सादर करावी.
 २. या बांधकामासाठी आवश्यक असलेल्या सर्व कागदांची प्रत आपणांस सादर करावी.
 ३. या बांधकामासाठी आवश्यक असलेल्या सर्व कागदांची प्रत आपणांस सादर करावी.
 ४. या बांधकामासाठी आवश्यक असलेल्या सर्व कागदांची प्रत आपणांस सादर करावी.
 ५. या बांधकामासाठी आवश्यक असलेल्या सर्व कागदांची प्रत आपणांस सादर करावी.

११/१०/२०
 सहायक अभियंता,
 बांधकाम नियंत्रण क्र.
 पुणे महानगरपालिका.



पुणे महानगरपालिका

बांधकाम विकास विभाग शिवाजीनगर, पुणे-४११ ००६



APPENDIX H PART OCCUPANCY CERTIFICATE

OCC No. : OCC/0866/23

Date : 13/11/2023

PUNE MUNICIPAL CORPORATION	CASE NO.	WRJ/0020/10	OCN NO.	OCN/0521/23 / 10/07/2023	CC NO.	CC/0786/23 / 05/07/2023
	SITE DETAILS					
	PETH/T.P. SCHEME	Warje	SURVEY NO.	109+110		
	VILLAGE	Warje	FINAL PLOT NO			
	SOCIETY		PLOT NO.			
C.T.S.NO		HISSA NO.				

To,

1. Owner: S B KATARIA
2. Architect : MANGESH MARUTEE GOTAL

Sir,

The PART development work / erection re-erection / or alteration in of building / part on the above mentioned site is completed under the supervision of **MANGESH MARUTEE GOTAL** Architect License No.(CA/2005/36501) may be occupied on the following conditions.

- 1 As per sanction
- 2 Building S
- 3 2 Basement +Ground Floor- Full Parking
- 4 First Floor- Tenement No.101,102,103,104,105,106
- 5 Second Floor- Tenement No.201,202,203,204,205,206
- 6 Third Floor- Tenement No.301,302,303,304,305,306
- 7 Fourth Floor- Tenement No.401,402,403,404,405,406
- 8 Fifth Floor- Tenement No.501,502,503,504,505,506
- 9 Sixth Floor- Tenement No.601,602,603,604,605,606
- 10 Seventh Floor- Tenement No.701,702,703,704,705,706
- 11 Eighth Floor- Tenement No.801,802,803,804,805,806 & Refuse Area
- 12 Ninth Floor- Tenement No.901,902,903,904,905,906
- 13 Tenth Floor- Tenement No.1001,1002,1003,1004,1005,1006
- 14 Eleventh Floor- Tenement No.1101,1102,1103,1104,1105,1106
- 15 Twelfth Floor- Tenement No.1201,1202,1203,1204,1205,1206
- 16 Total- 72 Tenement
- 17 Building U
- 18 2 Basement +Ground Floor- Full Parking
- 19 First Floor- Tenement No.101,102,103,104,105,106
- 20 Second Floor- Tenement No.201,202,203,204,205,206
- 21 Third Floor- Tenement No.301,302,303,304,305,306
- 22 Fourth Floor- Tenement No.401,402,403,404,405,406

Page 1 of 3

अहं भविष्यत मान्य नकाशा व्यक्तिरित्त अंशतही बांधकाम
सर्व मारिजिनल अंतर्गत व टेरेसवरील शेड, पार्टिशन वॉल इत्यादी
अन्य शीतल लक्ष्य पाठिमा बंदिरत करणे इ. केव्हास, कोणतेही
पूर्व सूचना न देता सारखी संभुण अनधिकृत बांधकामे पाठिमात
येतील व त्वमप्रित्तर्भ वेगारा खर्च पलेंटधारक/मालक
बांधकाम करून घेतलेले येईल

- 23 Fifth Floor- Tenement No.501,502,503,504,505,506
 24 Sixth Floor- Tenement No.601,602,603,604,605,606
 25 Seventh Floor- Tenement No.701,702,703,704,705,706
 26 Eighth Floor- Tenement No.801,802,803,804,805,806 & Refuse Area
 27 Ninth Floor- Tenement No.901,902,903,904,905,906
 28 Tenth Floor- Tenement No.1001,1002,1003,1004,1005,1006
 29 Eleventh Floor- Tenement No.1101,1102,1103,1104,1105,1106
 30 Twelveth Floor- Tenement No.1201,1202,1203,1204,1205,1206
 31 Total- 72 Tenement
 32 Building T
 33 2 Basement +Ground Floor- Full Parking
 34 First Floor- Tenement No.101,102,103,104
 35 Second Floor- Tenement No.201,202,203,204
 36 Third Floor- Tenement No.301,302,303,304
 37 Fourth Floor- Tenement No.401,402,403,404
 38 Fifth Floor- Tenement No.501,502,503,504
 39 Sixth Floor- Tenement No.601,602,603,604
 40 Seventh Floor- Tenement No.701,702,703,704
 41 Eighth Floor- Tenement No.801,802,803,804 & Refuse Area
 42 Ninth Floor- Tenement No.901,902,903,904
 43 Tenth Floor- Tenement No.1001,1002,1003,1004
 44 Eleventh Floor- Tenement No.1101,1102,1103,1104
 45 Twelveth Floor- Tenement No.1201,1202,1203,1204
 46 Total- 48 Tenement

अहं भविष्यत मान्य न्यायान् द्वयतिरिक्त जनेगतही बाधकान्
 सर्व माजिनत अंतसात व टेरिसवरील शेड, पार्टिशन बॉल कलम
 आगर शील लापून पार्थिम बंदिस्त करणे इ.) केल्यास, कोकरोही
 पूर्व सूचना न देता सदरची संभुण अनधिकृत बांधकामे पाळण्यात
 येतील व त्याप्रित्तर्भ वेणारा सर्व फलंटाकारक/कारक
 बंदिस्त करण अन्वयित येईल



A set of certified completion plans is returned herewith.

Enclosed : As above.

Office Stamp

OFFICE OF THE PUNE MUNICIPAL CORPORATION
Letter No. OCC/0866/23 Date : 13/11/2023

PART OCCUPATION GRANTED



Signature valid

Digitally signed by NIVRUTI NIVRUTTI
TUKARAM
Date: 2023.11.13 13:07 IST
Reason: BPD
Location: Pune Municipal Corporation

Nivruti Utale

उप अभियंता

बांधकाम विकास विभाग

पुणे महानगरपालिका

Signature valid

Digitally signed by SHRIKANT
SUDAM VAYADAN
Date: 2023.11.13 10:56 IST
Reason: BPD
Location: Pune Municipal Corporation

Shrikant Waydande

कार्यकारी अभियंता

बांधकाम विकास विभाग

पुणे महानगरपालिका

Yogesh Bhosale

कनिष्ठ/शाखा अभियंता

बांधकाम विकास विभाग

पुणे महानगरपालिका

अहो भविष्यात मान्य नकाशा वितरित झाले तरी बांधकाम
सर्व माहिती अंतर्गत व टेरिफ वरील शेड, पार्टिशन वॉल व
अगर श्रील लोपून पार्किंग मंदिस्त करणे इ.) केल्यास, कोणत्याही
पूर्व सूचना न देता सद्यस्थितीत अनधिकृत बांधकामे पाहण्यात
येतील व त्याप्रित्यर्थ वेगळ्या खर्च पलँटधारक/नालक
बांधकाम करणे गरजेचे येईल





641

Maharashtra Pollution Control Board

5dcbc9610605292ea96e9315

Schedule-III
Details of Bank Guarantees

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

M's Aditya Construction 'Aditya Garden City'

EAN 075456

Page 5 of 6

MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437

Fax : 2402 4068

Visit us at :

Website : <http://mpcb.mah.nic.in>E-mail : mpcb@mah.nic.in

Kalpataru Point,
2nd , 3rd & 4th floor,
Opp. Cineplanet,
Near Sion Circle, Sion (E),
Mumbai - 400 022.

Consent No. BO/RO (P&P)/EIC No. PN-2385-08/E/CC-322

Date: 22/07/2008

Consent to Establish is granted to M/s. Aditya Construction,
'Garden City', at S. No. 109, 110,
Warje, Pune.

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. The Consent to Establish is valid up to Commissioning of the Project.

For development of land/plot as new construction activities for construction of Residential project named as M/s. Aditya Construction, 'Garden City', at S. No. 109, 110, Warje, Pune, on total plot area of 131300 sq mtrs & total built up area of 75021.37 sq. m including utilities of Residential project as per construction commencement certificate issued by local body.

CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974: -

The quantity of sewage effluent from above construction project shall not exceed 569 M³/Day.

Sewage Effluent Treatment: The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

(1)	Suspended Solids	Not to exceed	100	mg/l.
(2)	BOD 3 days 27 CC.	Not to exceed	100	mg/l.

- (iii) **Sewage effluent Disposal: -**

The treated domestic effluent shall be 80 % recycled and reused for flushing, fire fighting and cooling of Air conditioners. In no case, effluent shall find its way to any water body directly/indirectly at any time.

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

Non-Hazardous Solid Waste: -

The total quantity shall not exceed 2.54 Ton per day and shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity Ton/Day	Treatment	Disposal
1	Bio- Degradable waste	1.3	Vermi Composting	Proposed Activity
2.	Non Bio-Degradable waste	1.24	Landfill	PMC MSW site



Other Conditions: -

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
9. Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide
 - a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.



*Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.

- c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
- d) Green belt of 33% of the open space shall be developed.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -

The daily water consumption for the following categories shall not exceed, as under

(i) Domestic	From ULB (In CMD)	From other sources (In CMD)
a) Domestic	1006	NA
b) Make up water for Swimming pool	NA	NA
c) Make up for fire fighting	NA	NA
d) Agriculture/Gardening	NA	NA

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

The Applicant may install 04 nos. of diesel generating sets (DG Sets), of capacity 04 x 82.5 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂ (DG set)	Not to Exceed	08	Kg/day

i) **The following measure shall be taken.**

-) Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, RSPM.
-) Applicant shall achieve following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	µg/ m ³
		Not to Exceed (24 hours)	200	µg/ m ³
2	SO ₂	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
3	NO _x	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	100	µg/ m ³

ii) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
1	Diesel	384 lit/day

iii) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof
1	DG set 09 x 230 KVA	3 mtrs each



:4:

Conditions for DG Sets: -

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

i) Other Conditions:

The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.

Water spraying shall be done on ground to avoid fugitive emissions.

Construction material shall be carried in enclosed vehicles during construction activities.

i) Conditions For Utilities like Kitchen, Eating Places etc: -

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 way that no nuisance is caused to neighbors.

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

Construction equipments generating noise of less than 65/90 db(A) are permitted.

No construction work is permitted during nighttime.

CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003

The applicant shall handle hazardous wastes as specified below:

Sl.	Item No. of Process generating HW as per Schedule-I	Type of Waste	Quantity	Disposal
1	5.1	Used / Spent oil	125 Lit/M	Sale to authorized re-processor.

The authorization is hereby granted to operate a facility for collection, storage, transport and disposal of hazardous waste.



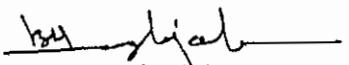
:5:

- The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
 9. The applicant shall adopt environment friendly technology in development of the project.
 10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
 11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
 12. Energy conservation measures like installation solar panels for lighting the area outside the building should be integrated part of the project design.
 13. The applicant should comply with conditions of Environmental Clearance granted by MoEF, GOI vide No 21-848/2007-IA-III dated 08.04.2008.
 14. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
 15. The capital investment of the project is Rs. 61/- crores.

To
M/s. Aditya Construction,
'Garden City', at S. No. 109, 110, Warje, Pune.

For and on behalf of the
Maharashtra Pollution Control Board

Sd/-
(Sanjay Khandare)
Member Secretary

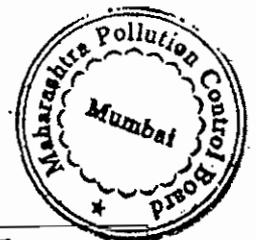

(V. B Waghjate)
Regional Officer (P&P)

Copy forwarded with compliments to
The Collector, Pune
Copy to
Regional Officer, Pune, MPCB,
Sub Regional officer, Pune- I, MPCB,
Chief Accounts Officer, Mumbai, MPCB,
Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 75000/-	024817	09.04.2008	Peoples Co-Op Bank Ltd.

Cess Branch, MPCB, Mumbai.

5. Master file.





MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-075456/CE/CC-1911000483

Date 13/11/2019

To,
M/s. Aditya Construction "Aditya Garden City"
S. No. 109/110, Warje,
Tal: Haveli, Dist: Pune.

Sub: Consent to Establish With Expansion for Construction of Residential & Commercial Projects granted under Red Category.

Ref: 1. Your Application vide UAN No. -0000075456 Dated: 21/06/2019.
2. Minutes of 5th Consent Committee meeting held on 27/09/2019.

For: Consent to Establish With Expansion for Construction of Residential & Commercial project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs.48.65 Cr.
(As per C.A certificate submitted by project proponent)

The Consent to Establish With Expansion is valid for construction of Residential & Commercial Project named as M/s. Aditya Construction "Aditya Garden City" S. No. 109/110, Warje, Tal: Haveli, Dist: Pune, for total plot area of 1,31,300.00 Sqm and Proposed total construction built up area 1,08,115.40 Sqm including utilities and services as per Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	721.28	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	100 KVA	5	As Per Schedule -II
6.	DG Set	125 KVA	1	As Per Schedule -II



5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	1854.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	1132.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	65.25 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dt.07/05/2019 for total plot area 1,31,300.00 Sqm and total construction BUA 1,08,115.40 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	75,000/-	IBKL190702210019	02/07/2019	Pune Peoples Co. Op. Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A) As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of 725.0 CMD

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

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

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

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

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

2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	964.92

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



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (100 KVA)	Acoustic enclosure	2.00	HSD	05.0	Lit/Hr	--	--
2.	DG Set (100 KVA)	Acoustic enclosure	2.00	HSD	05.0	Lit/Hr	--	--
3.	DG Set (100 KVA)	Acoustic enclosure	2.00	HSD	05.0	Lit/Hr	--	--
4.	DG Set (100 KVA)	Acoustic enclosure	2.00	HSD	05.0	Lit/Hr	--	--
5.	DG Set (100 KVA)	Acoustic enclosure	2.00	HSD	05.0	Lit/Hr	--	--
6.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	07.0	Lit/Hr	--	--

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

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

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

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



Schedule-III
Details of Bank Guarantees

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



Schedule-IV

General Conditions:

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

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

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000257244/CE/2511001316

Date: 19/11/2025

To,
 "Aditya Garden City"
 by M/s. Aditya Constructions
 S. No. 109/110, Village - Warje,
 Tal. Haveli, Dist. Pune



Sub: Revalidation of Consent to Establish with Expansion for Building Construction Project Granted Under Orange Category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000257244

Your application NO. MPCB-CONSENT-0000257244

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

- The Consent to Establish is granted for period upto Commissioning of the Project or 07/05/2029 (i.e. coterminous with the validity of Environmental Clearance) whichever is earlier**
- The capital investment of the project is Rs.24.51 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Building Construction Project named as "Aditya Garden City" by M/s. Aditya Constructions, S. No. 109/110, Village - Warje, Tal. Haveli, Dist. Pune on Total Plot Area of 131300 Sq Mtrs for construction BUA of 15,089.99 Sq Mtrs (balance BUA- 9330.50 Sq. Mtrs + Expansion BUA- 5758.52 Sq. Mtrs) including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd. 07/05/2019	131300.00	108115.43
2	Consent to Establish dtd. 13/11/2019	131300.00	108115.40
3	Renewal of Consent to Operate (P-I & II) dtd. 30/10/2024	131300.00	98784.93

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

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

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

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set (63 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	E-Waste	3480 Kg/Annum	Segregation	Hand over to Authorized vendor
2	Dry Waste	255 Kg/Day	Segregation	Hand over to Authorized vendor
3	Wet Waste	17.85 Kg/Day	NA	Use as Manure
4	STP Sludge	30 Kg/Day	NA	Use as Manure

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
1	5.1 Used or spent oil	15	Ltr/A	NA	Authorized Reprocessor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. 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.
12. PP shall provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide dtd. 07/05/2019 for construction project having total plot area of 131300 Sqm and total construction BUA of 108115.43 Sqm as per specific condition of EC.
15. PP shall obtain Environmental Clearance from competent authority for the proposed expansion activity. PP shall not take effective steps towards expansion construction without obtaining Environmental Clearance.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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	50000.00	TXN2508002999	14/08/2025	Online Payment
2	22521.00	TXN2511002216	13/11/2025	Online Payment

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
- 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 **67 CMD for treatment of domestic effluent of 60 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	75.00
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	0

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set (63 KVA)	Stack	3.50	HSD 10 Ltr/Hr	1	SO2	6 Kg/Day

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

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

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs. 10.0 Lakhs	15 Days	Compliance of Consent & EC Conditions.	Commissioning of Project	Commissioning of Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**Conditions during construction phase**

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



Phone : 2412 2771
 Fax : 2412 1066
 Website : <http://mpob.maharashtra.gov.in>
 E-mail : mpob@vsnl.net



Head Office
 2nd, 3rd & 4th floor
 One, Oneplanet,
 Near Sion Circle, Sion (E),
 Mumbai - 400 022.

Infrastructure Project/LSI.

Consent No. BO/RO (P&P)/EIC No. PN-5502-10/O/CC-166 Date: 13/05/2010

Consent to Operate is granted to **M/s. Aditya Constructions**
 "Aditya Garden City" S. No. 109 & 110,
 Warje, Pune

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. **The Consent to Operate is valid up to 31.03.2012.**

For Residential project named as M/s. Aditya Constructions, "Aditya Garden City" S. No. 109 & 110, Warje, Pune, on total plot area of 131300 Sq mtrs and total Built up area of 75021.37 Sq mtrs including utilities of Residential project and services as per Occupancy certificate of local body.

2. **CONDITION UNDER WATER (Prevention & Control of Pollution) ACT, 1974: -**

(i) The quantity of sewage effluent from above construction project shall not exceed 569 M³/Day.

(ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

(1)	pH	Not to exceed	8.5 to 9.0	
(2)	Suspended Solids	Not to exceed	100	mg/l.
(3)	BOD 3 days 27 CC.	Not to exceed	20	mg/l.
(4)	Fecal Coliform	Not to exceed	500/100/l	ml.
(5)	Residual Chlorine	Not to exceed	01	mg/l.
(6)	Detergent	Not to exceed	01	mg/l.
(7)	Floating matters	Not to exceed	10	mg/l

(iii) **Sewage effluent Disposal: -**

The treated domestic effluent shall be 80 % recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be utilized on land for gardening/Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

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

The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity	Treatment	Disposal
1	Biodegradable Solid Waste	1.30 MT/Day	Composting	Own site
2	Non Biodegradable Solid Waste	1.24 MT/Day		PMC site

3. **Other Conditions: -**

1. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.



Signature

2. Extraction of Groundwater for the complex shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
3. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
4. In order to ensure that the water from this residential complex do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body. This management shall be such as also to help in excluding the external pollutants degrading the internal environment of residential complex.
5. The Applicant shall segregate of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting with leak proof & leachate collection arrangements with the approval of local body and the inorganic material shall be disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. The applicant shall ensure that the said activity shall not generate any smell nuisance to near by locality. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
6. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
7. Green belt shall be developed on open space.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under :-The daily water consumption for the following categories shall not exceed, as under

(i) **Domestic**

a) Domestic	1006
b) Gardening	225

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

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

- (i) The Applicant may install 09 nos. of diesel generating sets (DG Sets), of capacity 9 x 230 KVA and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂ (DG set)	Not to Exceed	08	Kg/day

- (ii) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
1	Diesel	384 Ltrs/Day

- (iii) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof of Bldg
1	DG set 9 x 230 KVA	3 mtrs each

- (iv) **Conditions for DG Sets: -**

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.



[Handwritten signature]

3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.
- (v) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned as between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.

6. **CONDITIONS UNDER Hazardous Waste (Management & Handling) & AMENDMENT RULES 2008**

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

Sr	Item No. of Process generating HW as per Schedule-I	Type of Waste	Quantity	Disposal
1)	5.1	Spent Oil	125 lit/M	MPCB authorized re processor

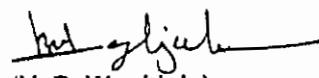
- (ii) The authorization is hereby granted to operate a facility for collection, storage, transport and disposal of hazardous waste.

7. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
8. The applicant shall comply with the conditions of Environmental Clearance granted by MoEF, GOI vide No. 21-848/2007.IA.III, dated 08.04.2008
9. The applicant shall make an application for renewal of the consent at least 60 days before the expiry to the consent.
10. The capital investment for part of the project is Rs. 61/- Crores.

To
M/s. Aditya Constructions
 "Aditya Garden City" S. No. 109 & 110,
 Warje, Pune

For and on behalf of the
 Maharashtra Pollution Control Board

Sd/-
(Mahesh Pathak)
 Member Secretary


(V. B. Waghjale)
 Regional Officer (P&P)



Copy to

1. Regional Officer, MPCB, Pune
2. Sub Regional officer, MPCB, Pune-I
3. Chief Accounts Officer, MPCB,

Received consent fee of

Amount	DD No.	Date	Drawn on
Rs. 75000/-	028266	02.02.2010	Pune Peoples Co. Op Bank

4. Cess Branch, MPCB, Mumbai.

5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

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



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

Infrastructure /Orange/L.S.I

Consent order No: Format I.0/BO/ROHQ/CR/PN-24221-15/CC-7322

Date: 31/05/2016

To,

M/s. Aditya Constructions,

"Aditya Garden City"

S. No. 109 & 110, Warje Pune.

Sub :- Renewal of Consent to Operate in Orange category for Construction Project.

Ref :- Minutes of Consent committee meeting held on 29/04/2016

Your application:- CR1504000105 Date:-23/01/2015

For: Renewal of Consent to Operate for Building construction project.

Under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to Operate is granted for a period upto:- 31/01/2017.
2. The Capital investment of the Project is Rs.139.82 Crs. (As per CA certificate).
3. The Consent to operate is valid For Residential Project developed by M/s. Aditya Constructions, named as "Aditya Garden City", at S. No. 109 & 110, Warje Pune on total plot area of 1,31,300.0m² and total Built up area 75,021.37m² including utilities for development of Residential Project & Services as per Construction commencement Certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	569.0 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (230.0 KVA)	9	As per Schedule -II

Aditya Garden City, SRO Pune/1/O/L/74621000



6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	1300.0	Kg/Day	OWC	
2.	Non-Biodegradable Waste	1240.0	Kg/Day	Segregation	By sale

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GoI, vide no: 21-848/2007-IA.III dated 8th April 2008.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The Project proponent shall operate Sewage treatment plant around the clock.
11. Project proponent shall submit an affidavit in Board' prescribed format within 15 days regarding the compliance of conditions of Environment Clearance and Consent to Establish

For and on behalf of the
Maharashtra Pollution Control Board



Patil
27/01/2016
Dr. B. N. Patil
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	279856.0	038864	16/01/2015	Pune peoples Co.op Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

Aditya Garden City, SRO Pune/II/O/L/74621000

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your consent application, you have provided the sewage treatment system with the design capacity of 600.0 CMD.

B) The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1	Suspended Solids	Not to exceed	50.0 mg/l.
2	BOD 3 Days 27 degree C	Not to exceed	10.0 mg/l.
3	COD	Not to exceed	100.0 mg/l.

C) The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	1006.0

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



Schedule-II

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

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

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (230KVA)	5.5	HSD	387.0 Lit/Hr.

* D.G. Set shall be operate only in case of power failure.

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

Particulate matter	Not to exceed	150.00 mg/Nm ³ .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary)



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal	Rs. 10.0 lakh	15 days	Rs. 10.0 lakhs for ensuring the compliance consent conditions and O & M of STP and OWC system	31/01/2017	31/05/2017



Schedule-IV

General Conditions:

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 5) 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.
- 6) Conditions for D.G. Set.
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 8) 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.
- 9) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 10) The treated sewage shall be disinfected using suitable disinfection method.
- 11) 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.
- 12) The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.




MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000172075/CO/2311000692

Date: 08/11/2023

To,
 M/s ADITYA CONSTRUCTIONS,
 S.NO.109/110, WARJE,
 Tal Haveli, Dist Pune



Sub: Consent to Operate (Part-II) for Residential & Commercial Construction project under Red Category

- Ref:**
1. Consent to establish granted vide No BO/RO(P&P)/EIC No PN-2385/E/CC-322 dtd 22.07.2008
 2. Renewal of Consent to operate (Part-I) granted vide no Format1.0/BO/ROHQ/CR/PN-24221-15/CC-7322 dtd 31.05.2016
 3. Consent to establish with expansion granted vide No Format1.0/BO/JD(WPC)/UAN No 0075456/CE/CC-1911000483 dtd 13.11.2019
 4. Minutes of 15th Consent Committee Meeting of 2023-24 held on 21.09.2023

Your application NO. MPCB-CONSENT-0000172075

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 Consent to operate(part-II) is granted for period up to 31.08.2024**
2. **The capital investment of the project is Rs.50.0078 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate(Part-II) is valid for construction project named as M/s ADITYA CONSTRUCTIONS, S.NO.109/110, WARJE, Tal Haveli, Dist Pune on Total Plot Area of 131300 SqMtrs for completed part-II total construction BUA of 23763.56 SqMtrs out of Total Construction BUA of 108115.40 SqMtrs as per EC granted dated 07.05.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 08.04.2008	131300.00	75021.37
2	Consent to Establish dtd 22.07.2008	131300.00	75021.37
3	Renewal of Consent to operate (Part-I) dtd 31.05.2016	131300.00	75021.37
4	Environmental Clearance dtd 07.05.2019	131300.00	108115.40
5	Consent to Establish dtd 13.11.2019	131300.00	108115.40

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	103.68	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG Set-160 kVA	01	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	STP SLUDGE	11 Kg	Dewatering	As Manure
2	BIODEGRADABLE WASTE	273 Kg/Day	OWC and Composting	As Manure
3	NON - BIODEGRADABLE WASTE	168 Kg/Day	Segregation	To Local Body

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	30	Ltr/A	Reprocessing	To Authorized Reprocesser

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
12. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-000001502 dtd 07.05.2019 for Construction project having total plot area 131300 Sq.Mtrs and proposed total Construction BUA 108115.40 Sq.Mtrs.

13. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	MPCB-DR-19456	01/06/2023	RTGS
2	75000.00	MPCB-DR-20004	08/07/2023	RTGS

Balance amount of Rs. 50000 will be considered at the time of next renewal of consent.

Copy to:

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



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

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **125 CMD for treatment of domestic effluent of 103.68 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	129.60
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-160 kVA	Acoustic Enclosure	3.00	HSD 25 Ltr/Hr	1	SO ₂	12 Kg/Day

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

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to O(part-II)	Rs 10 Lakhs	15 Days	Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	Continious	31.12.2024

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**General Conditions:**

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

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 020 - 25811627
 Fax: 020 -25811029
 Website: <http://mpcb.gov.in>
 Email: ropune@mpcb.gov.in



Jog Center, 3rd floor,
 Mumbai Pune Road,
 Wakdewadi, Pune - 411003.

Infrastructure/RED/L.S.I

No:- Format1.0/RO/UAN No.0000220020/CR/2410003035

Date: 30/10/2024

To,
 M/s. Aditya Constructions, "APEX
 COMMITTEE - ADITYA GARDEN CITY",
 S. No. 109/110, Warje, Ta. Haveli, Dist.
 Pune.



Sub: Grant of Renewal of Consent to Operate Part-I and Part-II for operation of STP and OWC of construction project.

Your application NO. MPCB-CONSENT-0000220020

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

- The Consent to Renewal is granted for a period up to 31.08.2029**
- The capital investment of the project is Rs.1.3603 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Renewal is valid for building and construction project named as M/s. APEX COMMITTEE - ADITYA GARDEN CITY, S.No.109/110,,S.No.109/110, WARJE, Tal Haveli, Dist Pune on Total Plot Area of 131300 SqMtrs for construction BUA of 98784.93 SqMtrs out of Total Construction BUA of 108115.40 SqMtrs as per EC granted dated 07/05/2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Cleanace Dtd. 08/04/2008	131300.00	75021.37
2	Consent to Establish Dtd. 22/07/2008	131300.00	75021.37
3	Consent to Operate Part-I Dtd. 31/05/2016	131300.00	75021.37
4	Environmental Cleanace Dtd. 07/05/2019	131300.00	108115.40
5	Consent to Operate Part-II Dtd. 08/11/2023	131300.00	23763.56

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	NA
2.	Domestic effluent	352.42	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1 TO S-5	DG SETS	100	As per Schedule -II
S-6	DG SET	160	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	WET WASTE	1724.5 Kg/Day	OWC	USED AS MANURE
2	DRY WASTE	1063.2 Kg/Day	SEGREGATION	HANDOVER TO LOCAL BODY
3	STP SLUDGE	11 Kg/Day	DEWATERING	USED AS MANURE

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	30	Ltr/A	NIL	SALE TO AUTHORISED REPROCESSOR

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
 9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
 10. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
 11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
 12. The online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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	75000.00	MPCB-DR-28993	31/08/2024	RTGS
2	227589.00	TXN2410004817	30/10/2024	Online Payment

Copy to:

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



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

- 1) A] As per your application, you have provided MBBR- Moving Bed Bioreactor Technology based Sewage Treatment Plants (STPs) of combined capacity **725 CMD for treatment of domestic effluent of 352.42 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	725.00
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	0

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

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 TO S-5	DG SETS	Acoustic Enclosure Stack	3.00	DIESEL 387 Ltr/Hr	-	SO ₂	12 Kg/Day
S-6	DG SET	Acoustic Enclosure Stack	3.00	DIESEL 35 Ltr/Hr	-	SO ₂	20 Kg/Day

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

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



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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	100000	Within 15 Days	Towards operation and maintainance of STP and OWC so as to achieve consented standards	Continuous	31/12/2029

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.





भारत सरकार
GOVERNMENT OF INDIA
 पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
**MINISTRY OF ENVIRONMENT, FOREST
 & CLIMATE CHANGE**

Integrated Regional Office
 Ground Floor, East Wing
 New Secretariat Building
 Civil Lines, Nagpur - 440001
 apccfcentral-ngp-mef@gov.in

F. No.EC-2037/RON/2023-NGP/1559

Dated: 15th May, 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 SEIAA Maharashtra vide letter No. SEIAA-EC-0000001502 dated 07.05.2019 for Construction Project "Aditya Garden City" by M/s Aditya Constructions located at Survey no. 109/110, Warje, Tal. Haveli, Dist. Pune, (Maharashtra) - reg.

Ref: Project Proponent's letter no. nil dated 23.03.2023

Sir,

I am directed to refer to the above subject and letter under reference wherein the project proponent obtained Environmental Clearance from Environment Dept., Govt of Maharashtra for total plot area 131300 Sq. M. and total built up area 108115.40 Sq. M. (FSI 92347.40 Sq. M + Non FSI 15768 Sq. M.).

2. Present status of Construction: Currently Construction activity is in progress & PP has submitted Architect Certificate stating that Completed Total BUA 98675.53 Sq. M (FSI 87073.12 Sq. M + Non FSI 11602.4 Sq. M.).

3. Now, Project proponent proposed to go for Internal Modification in EC with total built up area 108115.40 Sq. M. (FSI 92347.80 Sq. M + Non FSI 15768 Sq. M.). Therefore, PP requested the Integrated 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 "Aditya Garden City" by M/s. Aditya Constructions located at Survey no. 109/110, Warje, Tal. Haveli, Dist. 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 Integrated Regional Office, Nagpur on 23.04.2023 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 "Aditya Garden City" by M/s. Aditya Constructions located at Survey no. 109/110, Warje, Tal. Haveli, Dist. Pune (Maharashtra)

- i. SEIAA Maharashtra granted EC for Proposed Construction Project "Aditya Garden City" by M/s. Aditya Constructions located at "Survey no. 109/110, Warje, Tal. Haveli, Dist. Pune (Maharashtra) (**Annexure-I**)
- ii. CTE from MPCB has been obtained vide letter No. Format1.0/BO/RO(WPC)/UAN-075456/CE/CC-1911000483 dated 25.10.2019 (**Annexure-II**)
- iii. Architect Certificate has been submitted stating that Construction carried out 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. EHS Matrix 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 Pune Municipal Corporation (**Annexure-VIII**). PP confirmed that final Water NOC from Pune Municipal Corporation will be obtained once project is completed.
- ix. PP has obtained provisional Drainage NOC from Pune Municipal Corporation (**Annexure-IX**)
- x. PP proposed to treat Wet Waste generated in the project in Organic Waste Composting (OWC) machine.
- xi. PP has done agreement with SWaCH, pertaining to the safe disposal of Dry Waste & E-Waste. Copy of agreement is enclosed as (**Annexure-X**)
- xii. CER plan is pending for approval from Municipal Commissioner. However, PP assured to spend amount of CER/CSR as per Company Law. (**Annexure - XI**)
- xiii. 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 - XII**)
- xiv. 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.

5. **Three of the EC conditions are observed to be Not Complied by the PP:**

Specific Condition No. III: PP has not uploaded traffic circulation analysis report mentioning evacuation time.

General Condition No. XLIX: PP has not made advertisement regarding grant of EC.

General Condition No. LII: Project Proponent has not upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website.

6. **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.**

7. 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) Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003 (Email: shruti.rai@nic.in)
- (iii) Mr. Piyush Singh (Project Manager) M/s Aditya Constructions, 619, Sadashiv Peth, Bajirao Road, Pune-411030 (Maharashtra) (Email: piyush1904@gmail.com; pecsnagpur@gmail.com)
- (iv) Guard File.


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

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Integrated 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 B
2.	Name of the Project	Proposed Construction Project "Aditya Garden City" by "M/s. Aditya Constructions"
3.	Clearance letter (s)/ OM No. and date	Environmental Clearance letter no. SEIAA-EC-0000001502 dated 07/05/2019
4.	Location	"Survey no. 109/110, Warje, Tal. Haveli, Dist. Pune, Maharashtra"
	a) District (s)	
	b) State (s)	Maharashtra
	c) Location latitude / longitude	Latitude 18°30'15.76"N and Longitude 74°06'38.03"E
5.	Address for Correspondence	Mr. Piyush Singh (Project Manager)
	a) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	M/s. Aditya Constructions, 619, Sadashiv Peth, Bajirao Road, Pune-411030 (Maharashtra)
	b) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	(Email: piyush1904@gmail.com, Mob. No. 9850979550)
6.	Salient features of the Project	<p>Total Plot Area: 131300 Sq. M. Total Built up Area: 108115.40 Sq. M</p> <p>Bldg. Structure: Architect Certificate is attached.</p> <p>Water Requirement: Construction Phase: Tanker water Operation Phase: Dry Season (CMD): - 589.15 Source: - PMC</p> <p>Solid Waste Management: Dry Waste: - 1132.32 Kg/day Wet Waste: - 1854.30 Kg/day Dry waste will be handed over to SWaCH Pune Seva Sahkari Sanstha Ltd. (Govt. Authorized E-waste & Dry Waste</p>

CCR for Construction Project "Aditya Garden City" by M/s. Aditya Constructions located at Survey no. 109/110, Warje, Tal. Haveli, Dist. Pune (Maharashtra)

		Recycler) Power Requirement: <ul style="list-style-type: none"> • Construction Phase Demand load: - 45 KW • Operation Phase Connected load: - 6488 KW • Transformer:- 630 KVA 10 No. • DG Set 5 X 100 KVA, 1 X 125 KVA (Source: - MSEDCL) Energy Saving Measures: <ul style="list-style-type: none"> • Timers & Contactors • LED for Common Area • Energy Efficient lamps • Solar Water • Solar PV Panel System 												
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. 48.65 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" style="text-align: center;">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>09.6</td> </tr> <tr> <td colspan="2">Total</td> <td>09.6</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.	09.6	Total		09.6
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.	09.6												
Total		09.6												
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	Yes, included												

CCR for Construction Project "Aditya Garden City" by M/s. Aditya Constructions located at Survey no. 109/110, Warje, Tal. Haveli, Dist. Pune (Maharashtra)

	the above	
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: - Construction proposed as per EC & Architect Certificate is attached stating that construction done on site is in accordance with EC granted.
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

A report on the status of compliance of conditions stipulated in the environmental clearance granted by SEIAA Maharashtra vide letter No. SEIAA-EC-0000001502 dated 07/05/2019 for Proposed Construction Project "Aditya Garden City" by M/s Aditya Constructions located at Survey no. 109/110, Warje, 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 EC dated 07.05.2019	Compliance as on 23.04.2023
	Specific Conditions:	
I	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF & CC circular dated 1/05/2018 along with details of fund utilization & agreement or consent of executor.	Complied. PP has submitted CER plan to SEIAA.
II	PP to submit water supply NOC.	Complied. PP has obtained Water Supply NOC from PMC (Annexure-VIII)
III	PP to upload traffic circulation analysis report mentioning evacuation time.	Not Complied. PP has not uploaded traffic circulation analysis report mentioning evacuation time.
IV	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.	PP has consented to Condition
V	SEIAA decided to grant EC for FSI: 106225.43 m2, Non-FSI: 15768 m2 and Total BUA: 108115.43 m2 (IOD no-CC/2347/14, Date-31.12.2014)	Noted.
	General Conditions:	
I.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	PP has consented to Condition. E-Waste will be segregated and will be disposed through Authorized Vendor as per E-Waste (Management and Handling) Rules, 2016

II.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	PP has consented to Condition Construction is under progress.
III.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including Clearance from the standing committee of the NBWL if applicable & this EC does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	This condition is not applicable as Project Site does not attract any Forest / wildlife area.
IV.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	PP has consented to Condition.
V.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	PP has consented to Condition. The height, Construction built up area of proposed construction is in accordance with the sanctioned plan. Architect Certificate/Area statement has been submitted in this regard.
VI.	If applicable Consent for Establishment" shall be obtained from MPCB under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Complied. PP has obtained Consent to Establish
VII.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	PP has consented to Condition. PP has taken all required sanitary and hygienic measures.
VIII.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	PP has consented to Condition Proper sanitation facilities are provided at site for construction labors and staff. Temporary toilets with septic tank and soak pit provision are provided.

IX.	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.	Complied. During construction phase the generation of waste is being handed over to SWaCH.
X.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	PP has consented to Condition. Precautionary measures are being taken for disposal of muck during construction phase.
XI.	Arrangement shall be made that waste water and storm water do not get mixed.	PP has consented to Condition. PP assured to make arrangement for the waste water and storm water so that it will not get mixed.
XII.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Complied. The generated topsoil is being store and will be used for landscaping purpose.
XIII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PP has consented to Condition. Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIV.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	PP has consented to Condition. Green Belt Area is provided as per DC Rules.
XV.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Complied PP has informed that soil samples are being tested regularly; groundwater is not used for any purpose.
XVI.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	PP has consented to Condition.

XVII.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the MPCB	No Hazardous waste material is generated since it is a construction activity.
XVIII.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	PP has consented to Condition. PP informed that CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the CPCB.
XIX.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Diesel is not stored on site.
XX.	Vehicles hired for bringing construction material to the site should be in good condition and should have a PUC certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	PP has consented to Condition. PP has confirmed that PUC certificates are being checked for the Construction vehicles.
XXI.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	PP has consented to Condition. All efforts are continuously being made to maintain the same in permissible limits. Ambient Noise level and Ambient Air monitoring carried out through MoEF approved laboratory.
XXII.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	PP has consented to condition. PP has confirmed that RMC is being used for the Construction Purpose having 2 to 3 % of Fly Ash content.
XXIII.	Ready mixed concrete must be used in building construction.	PP has consented to Condition. Ready mixed concrete is used in building construction.
XXIV.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	PP has consented to Condition.

XXV.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Complied. For water conservation measures, use of ready-mix concrete and practice of curing regularly used.
XXVI.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied. No ground water extraction takes place.
XXVII.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP	PP has consented to Condition. PP has proposed Sewage Treatment Plant (STP) of 725 KLD is proposed- MBBR Technology.
XXVIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not draw ground water.
XXIX.	Separation of grey and black water should be done by the use of dual plumbing line.	PP has consented to Condition.
XXX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	PP has consented to Condition. PP ensures to install in later stages of construction.
XXXI.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	PP has consented to Condition.
XXXII.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by	PP has consented to Condition.

	using appropriate thermal insulation material to fulfill requirement.	PP has confirmed that Design is as per ECBC requirements.
XXXIII.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines / rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	PP has consented to Condition. PP submitted that following measures will be implemented: 1.AAC block filling for roof insulation 2. Auto timer control for external & common lighting 3. Use of 5 Star energy efficient pumps 4. Roof top Solar PV panels
XXXIV.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the EPA, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with MPCB.	PP has consented to Condition. PP informed that CPCB approved enclosed type D.G. sets will be used in case of power failure and Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XXXV.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Complied. Ambient Noise level and Ambient Air monitoring is being carried out through MoEF approved laboratory. PP has installed acoustic barriers at Noise Emitting Equipment.
XXXVI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	PP has consented to Condition. PP ensured that traffic congestion near the entry and exit points from the roads adjoining the proposed project site will be avoided.
XXXVII.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it	PP has consented to Condition.

	is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	
XXVIII.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	PP has consented to Condition. The project is planned as per ECBC Norms & ventilation requirements therein.
XXIX.	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.	Complied. Regular supervision of all the above measures is being carried out by site in-charge. EMC was established at corporate level for looking after the compliance status of all projects.
XL.	Under the provisions of EPA 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining EC	PP has consented to condition.
XLI.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	PP has consented to Condition. PP regularly submitting Post EC compliance reports to MoEF & MPCB.
XLII.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2.	PP has consented to Condition.
XLIII.	Wet garbage should be treated by OWC and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	PP has consented to Condition.
XLIV.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB	Noted.

XLV.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Complied. PP has submitted the details to local authority and MPCB.
XLVI.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP has consented to Condition.
XLVII.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department	Complied. Project proponent has made Separate Environment Cell for regular supervision.
XLVIII.	Separate funds shall be allocated for implementation of environmental protection measures / EMP along with item-wise break-up. These cost shall be included as part of the project cost.	Complied. Provision for its budgetary requirements have been made in annual expenditure for Facility Management
XLIX.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded EC and copies of clearance letter are available with the MPCB and may also be seen at Website at http:// ec.maharashtra.gov.in .	Not Complied. PP has not made advertisement regarding grant of EC.
L.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1st December of each calendar year.	Complied. PP regularly submitting Post EC compliance reports to MoEFCC & MPCB.
LI.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal.	Complied.
LII.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their	Not Complied. Project Proponent has not upload the status

CCR for Construction Project "Aditya Garden City" by M/s. Aditya Constructions located at Survey no. 109/110, Warje, Tal. Haveli, Dist. Pune (Maharashtra)

	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.	of compliance of the stipulated EC conditions, including results of monitored data on their website.
LIII.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective RO, MoEF, the respective Zonal Office of CPCB and the SPCB.	PP has consented to Condition. PP regularly submitting Post EC compliance reports to MoEF & MPCB.
LIV.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned SPCB as prescribed under the EPA, 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 RO, MoEF by e-mail.	Complied. PP has submitted Form V (Annexure-XII)

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


(Dr. P.R. Sakhare) 15/5/2023
Scientist 'E'



सत्यमेव जयते

भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जल वायुपरिवर्तन 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-2943/RON/2025-NGP-14878

Dated: 24.11.2025

To

The Member Secretary, (SEIAA), Maharashtra
Room No. 217, Second Floor,
Mantralaya Annex, Madam Cama Road, Mumbai-32.
psec.env@maharashtra.gov.in

Subject: Construction Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction. -Issue of Certified Compliance Report- Reg.

Sir,

This has reference to the issue of CCR for the above project. In this regard, the above-mentioned project was inspected by this office. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. **PP should ensure compliance on the observations made in the report.**

This issues with the approval of Competent Authority.

Yours faithfully


(Dr. Surender Gugloth)
Scientist-E

Encl: as above

Copy to

1. Shri. Sachin Lodha, 619, Mayanagri, Bajirao Road, Sadashiv Peth, Pune.
2. The Compliance and Monitoring Division, Ministry of Environment, Forest and Climate Change Indira Paryavaran Bhawan, Jorbag Road, New Delhi- 3. Email: moefcc-monitoring@gov.in

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Regional Office (Nagpur),
Monitoring Report
Part – I
DATA SHEET

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Building and Construction
2.	Schedule and category of the Project as per EIA, 2006	Schedule 8(b) Category B1
3.	Category of the project as per CPCB Guidelines (Red, Orange, Green)	Red
4.	Name of the project and project proponent	Construction Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction.
5.	Clearance Letter (s) / OM No. and date (Chronological Order)	1. No. 21-848/2007-IA. III dated 08.04.2008 2. No. SEIAA-EC-0000001502 Dated 07.05.2019
	Location a. District (s) b. State (s) c. Latitude d. Longitude	Pune Maharashtra 18°29'24.36"N 73°47'18.02"E
	Address for correspondence Address of concerned Project Proponent (with Pin Code & Telephone/ Telex/ Fax Numbers and Email id):	Shri. Sachin Lodha, 619, Mayanagri, Bajirao Road, Sadashiv Peth, Pune.
8.	Salient features of the Project	1 st EC was granted by the Ministry in 2008 for plot area of 1,31,300.00 sqm with a total built-up area of 75,021.37 sqm. Subsequently, the 2 nd EC was issued by SEIAA in 2019 with a revised total built-up area of 1,08,115.40 sqm. The project comprises 33 buildings. It has been reported that construction commenced in June 2008, and the project has been completed, occupied, and handed over to the society 2017 and 2023. At present, no

Chung

	Environmental Management Plan	construction activity is ongoing at the site, and the plot remains vacant. Construction Phase cost of Rs. 5 lakhs/year & for operation phase capital cost of Rs 84.83 Lakhs & O & M cost Rs. 68.54 lakhs/annum have been earmarked for EMP as per EC.
9.	Breakup of the Project area a. Submergence Area: b. Forest & non-Forest c. Others	Non-Forest
10.	a. Total Plot Area b. Built – Up Area (Including Road) c. Open Space available d. Green belt area	131300 Sqm 108115.43 Sqm 6632.30 Sqm 6632.30 Sqm
11.	Financial Details a) Project costs as originally planned & subsequent revised estimates and the year of price reference. b) Allocations made for Environmental Management Plan with item wise & year wise breakup. c) Actual expenditure incurred on the Project so far d) Actual expenditure incurred on the Environmental Management Plan so far	Rs. 48.65 Crore Construction Phase cost of Rs. 5 lakhs/year & for operation phase capital cost of Rs 84.83 Lakhs & O & M cost Rs. 68.54 lakhs/annum have been earmarked for EMP as per EC.
12.	Forest land requirement The status of approval for diversion of Forestland for non-forestry use	NA
13.	Whether project located in Critically Polluted Area/Severely Polluted	NA
14.	Status of construction a) Date of commencement (Actual and/or planned)	June 2008 Dec,2026.

	b) Date of completion (Actual and/or planned)	
15.	Production details as per EC & CTO	NA
16.	Reasons for the delay if the project is yet to start	NA
17.	KML file of the project	Submitted
18.	Status of Public Hearing Commitments	NA
19.	Status of Rehabilitation & Resettlement	NA
20.	Dates of site visits The dates on which the Project was monitored by Regional Office on previous occasions, if any Date of site visit for this monitoring Report	Nil 28.10.2025
21.	Purpose of present Site visit:	For CCR
22.	Pending litigation if any or directions issued by any regulatory authority.	Nil
	Recommendations a) Major Non-compliance b) Minor Non-Compliance c) Violation	Non-compliance: 1. PP has submitted copy of the advertisement. However, clause of seven days was not followed. 2. PP has not submitted six monthly compliance report regularly since the grant of EC. 3. PP has not submitted treated Sewage analysis reports. 4. PP has not submitted latest Environment statement (Form V) to MPCB.



PART-II

Compliance status of EC No. No. SEIAA-EC-0000001502 Dated 07.05.2019

SL. No	Conditions	Status as per six monthly compliance report submitted by the PP	Observations of RO
1.	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF & CC circular dated 1.05.2018 along with details of fund utilization & agreement or consent of executor	Noted and agreed	As per the OM dated 25.02.2021, the building projects should implement CER if it is stipulated by EAC/SEAC OR to carry out all activities proposed under EMP. Therefore, PP need to implement EMP only.
2.	PP to submit water supply NoC	Noted and agreed	Complied. PP has submitted a water supply NoC.
3.	PP to upload traffic circulation analysis report mentioning evacuation time.	Noted and agreed	Reported as complied.
4.	PP to submit CER plan to the Commissioner, Pune Municipal Corporation and submit the acknowledgement to the Member Secretary, SEIAA	Noted and agreed	Reported as complied
5.	SEIAA decided to grant EC for FSI: 106225.43 m ² , Non-FSI: 15768.00 m ² and Total BUA:108115.43 m ² (IOD no-CC/2347/14, Date-31.12.2014)	Noted and agreed	Noted by the PP

General conditions

1.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste is being handed over to Authorized recycler for occupied buildings.	There is no construction activity at the site.
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2.	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.	We have obtained the Occupancy Certificate.	Relates to Local Authority
3.	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.	Not Applicable	NA
4.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	We abide to the conditions stipulated by SEAC& SEIAA.	<p>Following are the non-compliance:</p> <ol style="list-style-type: none"> 1. PP has submitted copy of the advertisement. However, clause of seven days was not followed. 2. PP has not submitted six monthly compliance report regularly since the grant of EC. 3. PP has installed STP with a capacity of 675 KLD; however, the treated sewage analysis



			reports have not been submitted. 4. PP has not submitted latest Environment statement (Form V) to MPCB.
1.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	The height, Construction built up area of proposed construction is in accordance with the existing FSI/FAR norms of the urban local body	Complied.
2.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent to establish granted vide No BO/RO(P&P)/EIC No PN-2385/E/CC-322 dated 22.07.2008. CTE vide letter no. Format 1.0/BO/JD (WPC) UAN-075456/CE/CC dated 13.11.2019. Renewal of Consent to operate (Part-I) granted vide no Format1.0/BO/ROHQ/CR/PN-24221-15/CC-7322 dated 31.05.2016. No:- Format1.0/CC/UAN No.0000172075/CO/2311000692 dated 08.11.2023	Complied.
3.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	All the sanitary and hygienic measures are in place and we have maintained all sanitary hygienic condition throughout the construction phase.	There is no construction activity at the site. Reported as complied during the construction

4.	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.	Sanitation facilities are provided at site for construction labors and staff. Temporary toilets with septic tank provision are provided.	phase.
5.	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.	We have provided Organic Waste Converter (OWC) with a capacity of 2000 kg/day	There is no construction activity at the site. Reported as complied during the construction phase.
6.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Disposal of muck will be disposed at the designated site.	Reported as complied
7.	Arrangement shall be made that waste water and storm water do not get mixed.	Arrangement will be done for the wastewater and storm water so that it will not get mixed	Agreed by the PP.
8.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used within project site for landscape development.	Complied.
9.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated debris & construction waste has been reused on site for backfilling and plot leveling.	Agreed by the PP.
10.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	We Agreed	PP has submitted green belt development plan according to plan, PP has allocated in an



			area of 6632.30 Sqm for greenbelt with 1250 nos of trees planted at site.
11.	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 have regularly carried out analysis of soil through MOEFCC recognized laboratory.	Complied
12.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	No DG set is used for construction phase.	There is no DG set on site.
13.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous wastes are expected from the project except used oil from DG set.	NA
14.	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.	No DG set is used for construction phase.	There is no DG set on site.
15.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	We provided DG set of capacity 160 KVA for completed portion.	Agreed by the PP.
16.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non- peak hours.	Vehicles hired for transportation of construction material to the site is regularly maintained.	There is no construction activity at the site. Reported as complied during the construction phase.

17.	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.	Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.	Complied.
18.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Fly ash is used in RMC.	Reported as complied.
19.	Ready mixed concrete must be used in building construction.	Ready mixed concrete (RMC) used in the construction.	Reported as complied
20.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Noted.	Agreed by the PP.
21.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	For water conservation measures, we are using ready-mix concrete and practice of curing agents regularly	Reported as Complied.
22.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The ground water is not used for construction purpose.	NA
23.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated	We have proposed installing STP having capacity 675 KLD for treatment of sewage generated from occupied buildings. The treated sewage is being used for flushing and gardening purpose.	PP has installed an STP with a capacity of 675 KLD; however, the STP analysis reports have not been submitted.

	<p>effluent emanating from STP shall be recycled/refused to the maximum extent possible.</p> <p>Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.</p>		
24.	Permission to draw ground water and construction of basement if any shall be obtained from the Competent Authority prior to construction/operation of the project.	We are not drawing ground water.	NA
25.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray	We have proposed dual plumbing line for separation of gray and black water.	Agreed by the PP.
26.	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 have proposed to provide Low Flow Fixtures/Water saving devices at project site.	Agreed by the PP. PP has provided Low Flow Fixtures/Water saving devices for completed buildings.
27.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	We have proposed to provide high quality double glass with special reflective coating in windows. By using ECBC norms electricity consumption will be reduced.	Agreed by the PP.
28.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	We have proposed to install solar panels on roof.	Agreed by the PP.
29.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing	Project is designed as Per ECBC norms and Energy conservation measures such as LED, BEE 5 star rated Pumps, solar lighting, etc. are provided.	Complied.

	<p>guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.</p>		
30.	<p>Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.</p>	<p>We have proposed to provide 1 no of DG set having capacity of 160 kVA for emergency back up during operation phase.</p>	<p>Agreed by the PP.</p>
31.	<p>Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.</p>	<p>The noise levels and Ambient Air Quality is being monitored regularly through MoEF&CC, accredited laboratory</p>	<p>Complied.</p>
32.	<p>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.</p>	<p>Entry & Exit to the proposed project site is located in such way that it won't affect traffic on the adjoining roads. Security persons/traffic wardens are are provided for management of vehicle movement in the project site. Also, sufficient parking space has been provided for completed buildings.</p>	<p>Complied</p>

33. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Noted.	Agreed by the PP.
34. 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.	We have provided the Environmental Management Cell for carrying out regular Supervision of implementation and monitoring of EMP.	Reported as Complied
35. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have obtained Environmental clearance for whole project.	It has been reported that construction commenced in June 2008 after grant of EC in April 2008.
36. Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to this department and MPCB.	We have regularly submitted the Post Environment clearance report to MoEF, Nagpur & MPCB Offices.	Not Complied
37. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	We have proposed to provide STP, MSW for completed buildings.	Complied



38.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	We have proposed to install OWC capacity of 2000 kg/day for solid waste and will be used as manure; dry/inert solid waste is disposed off in MSW disposal site	Complied.
39.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	PP obtained occupancy certificate.	Agreed by the PP.
40.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Noted & adhere too	
41.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted.	
42.	A separate environment management cell with qualified staff shall be set up for the implementation of the stipulated environmental safeguards.	We have Environment Management Cell to look after implementation of environmental safeguard.	Reported as Complied
43.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Construction Phase cost of Rs. 5 lakhs/year & for operation phase capital cost of Rs 84.83 Lakhs & O & M cost Rs. 68.54 lakhs/annum have been earmarked for EMP as per EC	Complied
44.	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	Advertisement was given in two local newspapers.	Not Complied. PP has submitted copy of the advertisement. However, clause of seven days was not followed.



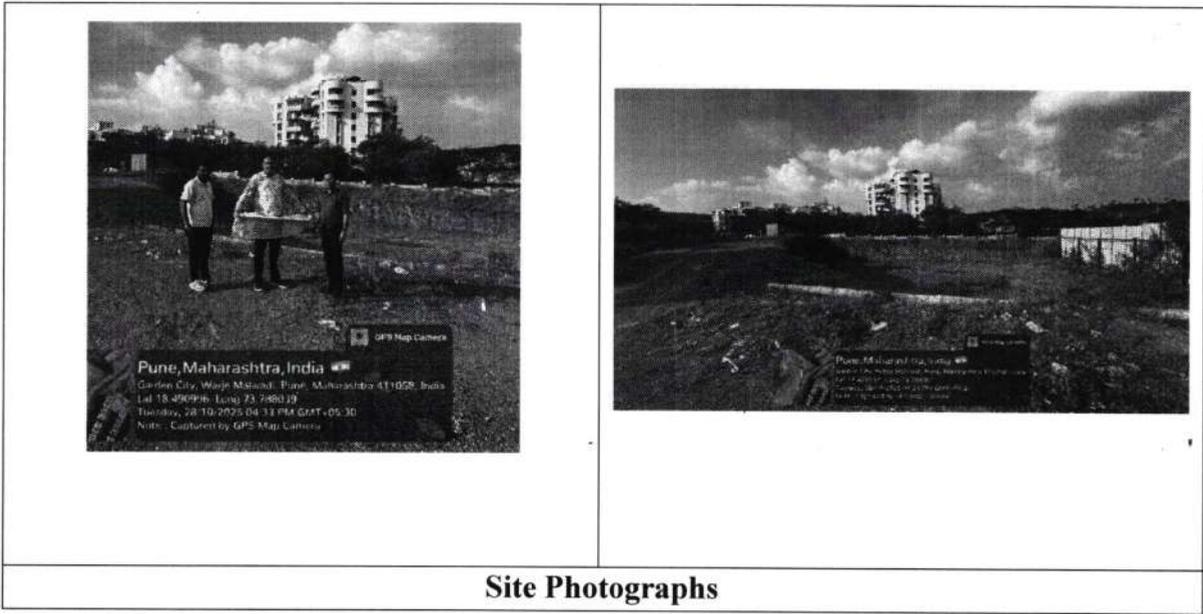
	within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .		
45.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1st December of each calendar year.	We are regularly submitting six monthly compliances to MPCB.	Not Complied
46.	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.	We have not uploaded EC letter, compliance report on our website.	Reported as complied.
47.	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.	We will regularly submit the Post Environment clearance report to MoEF, Nagpur & MPCB Offices https://adityagardencity.com/	Partly Complied. PP has not uploaded latest EC compliance report on the company's website.

<p>48. 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.</p>	<p>We regularly submit six monthly compliance report to MPCB.</p>	<p>Not complied. PP has not submitted six monthly compliance report regularly since the grant of EC.</p>
<p>49. 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.</p>	<p>We are regularly submitting Form-V</p>	<p>Not Complied. PP has not submitted latest Environment statement (Form V) to MPCB.</p>



Google Image

Handwritten signature




(Dr. Surender Gugloth)
Scientist-E

By Speed Post

No. 21- 848/2007-IA .III
 Government of India
 Ministry of Environment and Forests
 (I.A. Division)

Paryavaran Bhawan,
 CGO Complex, Lodhi Road
 New Delhi 110510
 Dated: April 08, 2008

To

M/s. Aditya Construction
 619, Sadashiv Peeth,
 Bajirao Road,
 Pune-411 030
 Maharashtra

Subject: Environmental Clearance for proposed Construction of "Aditya's A Garden City" residential project at Survey no. 109, 110, Warje, Pune, Maharashtra.

Dear Sirs,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. the Form 1, Form 1A and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 24th and 26th meeting held on November 22-24, 2007 and January 30-31, 2008 respectively.

2. The project proponent is proposing for construction of "Aditya A Garden City" residential project at Warje, Survey no. 109 and 110 Pune, Maharashtra at a cost of Rs. 61 crore. The project involves construction of 33 buildings with 1016 tenements. 17 buildings will have P+7 floors and remaining 16 buildings will have P+09 floors. The total plot area is 1,31,300.0 sq. m. Total built up area as indicated is 75,021.37 sq. m. Total water requirement will be 1006 cu.m/day and 569 cu.m/day of waste water will be generated from the buildings which will be treated in sewage treatment plant (Capacity 600 cu.m/day). The treated wastewater will be used for flushing, Horticulture purpose and unused wastewater will be discharged in to municipal sewer. The solid waste generated from the buildings will be 2540 Kg/day. The solid waste will be segregated in to biodegradable and non-biodegradable waste. The dry waste will be handed over to authorized vendors for recovery of recyclable material and wet waste will be sent for composting. The parking space is proposed for parking of 1016 cars.

3. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its

observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Vehicles hired for construction activities should be operated only during non-peak hours.
- ii. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- iii. Ready mixed concrete shall be used in building construction.
- iv. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- v. Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction/operation of the project.
- vi. 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.
- vii. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- viii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- ix. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
- x. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
- xi. All required sanitary and hygienic measures including portable toilets/septic tank etc. for labour should be in place before starting construction activities and to be maintained throughout the construction phase.
- xii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- xiii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- xiv. Adequate drinking water facility should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- xv. Disposal of waste including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- xvi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
- xvii. Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xviii. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.
- xix. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.
- xx. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xxi. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the State Pollution Control Board.
- xxii. Under the provisions of the Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.
- xxiii. The diesel required for operating DG Set shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.
- xxiv. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc.
- xxv. 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.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- I. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under The Environment (Protection) Act 1986.

- The location of DG Set may be decided in consultation with State Pollution Control Board.
- ii. 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.
 - iii. Noise should be controlled to ensure that it does not exceed the prescribed standards.
 - iv. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.
 - v. The STP shall be installed for the treatment of sewage generated to the prescribed standards including odour and treated effluent will be re-cycled to the maximum extent possible. In case treated effluent is to be discharged separately during monsoon period consent of State Pollution Control Board shall be taken.
 - vi. Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
 - vii. For disinfection of waste water ultra-violet radiation shall be used in place of chlorination.
 - viii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.
 - ix. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
 - x. The open spaces inside the plot should be preferably landscaped and covered with vegetation of indigenous variety. Green belt of adequate width and density will be provided all around the periphery of the plot preferably with local species to reduce noise and dust level.
 - xi. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
 - xii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.
 - xiii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.
 - xiv. Energy conservation measures like installation of CFLs/FLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs & FLs should be properly collected and disposed off/sent for recycling as per the prevailing rules/guidelines/standards issued by the regulatory authority to avoid Mercury contamination. Use of solar panels may be done to the extent possible.

- xv. The buildings should have adequate distance between them to allow movement of fresh air and passage of light to the premises.
- xvi. Adequate measures should be taken to prevent odour problem from solid waste processing plant as also from STP.

PART - B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the documents should be implemented in letter and spirit.
 - ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
 - iii) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.
4. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
6. The Ministry reserves the right to modify/add additional environmental safeguards subsequently, if found necessary. Environment Clearance granted will be revoked if it is found that false information has been given for approval of the project.
7. Necessary permission shall be obtained from the State Fire Department for providing fire safety measures before allotment of premises. If any forest land is involved in the proposed site, clearance under the Forest Conservation Act, 1980 from the Competent Authority shall be taken.
8. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.
9. The project proponent shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the STP and other assets.
- a. Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1997.

K.C. Rathore
 (K.C. RATHORE)
 Additional Director (A)



Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: May 7, 2019

To,
Mr. Sachin Lodha
at Survey no. 109/110

Subject: Environment Clearance for Proposed Residential and Commercial Project

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 81st meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 165th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category B as per EIA Notification 2006.

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

1.Name of Project	Aditya Garden City
2.Type of institution	Private
3.Name of Project Proponent	Mr. Sachin Lodha
4.Name of Consultant	Mr. Rajesh Shrivastava Pollution & Ecology Control Services (PECS)
5.Type of project	Residential and Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in Existing Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental Clearance vide No. 21- 848/2007-1A. III dated 8th April 2008 obtained and construction completed as per obtained EC.
8.Location of the project	Survey no. 109/110
9.Taluka	Haveli
10.Village	Warje
Correspondence Name:	Mr. Sachin Lodha
Room Number:	619
Floor:	-
Building Name:	Mayanagri
Road/Street Name:	Bajirao Road
Locality:	Sadashiv Peth
City:	Pune
11.Whether in Corporation / Municipal / other area	Corporation Area
12.IOD/IOA/Concession/Plan Approval Number	Pune Municipal Corporation IOD/IOA/Concession/Plan Approval Number: CC/3247/14 dated 31.12.2014 Approved Built-up Area: 106225.43
13.Note on the initiated work (If applicable)	EC Previously granted vide No. 21- 848/2007-1A. III dated 8th April 2008 for 75021.37 Sqm. The construction is completed & occupancy is given for BUA- 74911.97 Sqm.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	131300 Sqm
16.Deductions	71969.33 Sqm
17.Net Plot area	59330.67 Sqm

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18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 92347.4 Sqm
	Non FSI area (sq. m.): 15768.00 Sqm
	Total BUA area (sq. m.): 108115.40
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 106225.43 Sqm
	Approved Non FSI area (sq. m.): -
	Date of Approval: 31-12-2014
19.Total ground coverage (m2)	16896.27 Sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	28.48%
21.Estimated cost of the project	486500000



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22. Production Details

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

23. Total Water Requirement

Dry season:	Source of water	PMC
	Fresh water (CMD):	589.15
	Recycled water - Flushing (CMD):	289.57
	Recycled water - Gardening (CMD):	66.20
	Swimming pool make up (Cum):	20
	Total Water Requirement (CMD) :	964.92
	Fire fighting - Underground water tank(CMD):	600
	Fire fighting - Overhead water tank(CMD):	380
	Excess treated water	365.5
Wet season:	Source of water	PMC
	Fresh water (CMD):	589.15
	Recycled water - Flushing (CMD):	289.57
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	20
	Total Water Requirement (CMD) :	898.72
	Fire fighting - Underground water tank(CMD):	600
	Fire fighting - Overhead water tank(CMD):	380
	Excess treated water	431.7
Details of Swimming pool (If any)	Swimming Pool Size: Area - 169.48 sqm Depth - 1.25 m Baby pool size: Area - 45 sqm Depth - 0.6 m	

Maharashtra

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	12 M BGL
	Size and no of RWH tank(s) and Quantity:	Not Proposed
	Location of the RWH tank(s):	Not proposed
	Quantity of recharge pits:	Existing 21 Nos. Proposed 1 No.
	Size of recharge pits :	2.0 m X 2.0 m X 3.0 m
	Budgetary allocation (Capital cost) :	Rs. 40000
	Budgetary allocation (O & M cost) :	Rs. 100000 per year
	Details of UGT tanks if any :	Domestic UGT Capacity - 1323 cum Fire UGT Capacity - 600 cum

26.Storm water drainage	Natural water drainage pattern:	West to East
	Quantity of storm water:	35 Cum/Hr
	Size of SWD:	450 mm to 650 mm

27.Sewage and Waste water	Sewage generation in KLD:	721.28 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Existing STP - 600 Cum Proposed STP- 125 Cum
	Location & area of the STP:	Shown on plan
	Budgetary allocation (Capital cost):	Rs. 3300000
	Budgetary allocation (O & M cost):	Rs. 2364000 per year

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	5 kg/day
	Disposal of the construction waste debris:	Handed over to authorized agency - Elaborated in Debris Management Plan
Waste generation in the operation Phase:	Dry waste:	1132.32 kg/day
	Wet waste:	1854.30 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	65.25 kg/day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Handed over to Authorized agency, SWACH
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In- situ composting
	Others if any:	NA
Area requirement:	Location(s):	Shown on the plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 570000
	O & M cost:	Rs. 1512000 per year

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29.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable						

31.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
Source of Fuel		Not applicable		
Mode of Transportation of fuel to site		Not applicable		

33.Energy

Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	45 KW
	DG set as Power back-up during construction phase	30 KVA- 1 No.
	During Operation phase (Connected load):	6488 KW
	During Operation phase (Demand load):	5980 KVA
	Transformer:	630 KVA- 10 Nos.
	DG set as Power back-up during operation phase:	100 KVA- 5 Nos, 125 KVA- 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

34.Energy saving by non-conventional method:

Following Measures are proposed :

- Timers and contactors will be used to switch on / off common are & external landscape and facade lighting.
- Light Emitting Diode (LED) will be used for corridors ,Lobbies and common areas.
- All fluorescent light fixtures are specified to incorporate electronic chokes which have less watt-loss compared to electro-magnetic chokes and result in superior operating power factor. This indirectly saves energy. Electronic chokes also improves life of the fluorescent lamps.
- Energy efficient cfl/t5/led lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. Of fixtures and corresponding lower point wiring costs. LPD of 7.5 W/sq.mtr. in Residential areas & 10.8 W/sq.mtr. in Office areas is proposed.
- All cables will be derated to avoid heating during use. This also indirectly reduces losses and improves reliability. To achieve the same we have considered current carrying capacity of all the cables laid through ground/air whichever is minimum.
- 125 Ltrs Solar water is provided for each flat .
- Solar PV panel system is proposed for Street lighting & Building common lighting.

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
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1	Solar Water Heater	1852354.97 KWH/Annum
2	Energy Efficient Light Fittings	1616.22 KWH/Annum
3	Total Energy Saving	1869331.19 KWH/Annum

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 4573125
	O & M cost:	Rs. 2248612.50 per year (Including Manpower Cost)

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	Air pollution Control	1.0
2	Site Sanitation & Safety	Health & Safety	1.2
3	Environmental Monitoring	Pollution Control	1.8
4	Disinfection	Health & safety	0.5
5	Health Check up	Health & safety	0.5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water Harvesting	RWH Pits	0.40	1.0
2	Sewage Treatment Plant	Waste water treatment	33	23.64
3	Organic Waste Composting	Solis waste management	5.70	15.12
4	Tree Plantation	Landscape development	0.0	4.5
5	Energy saving	Non conventional use of energy	45.73	22.48
6	Environment Monitoring	Pollution monitoring & mitigation	0.0	1.8

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

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

40.Any Other Information

No Information Available

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

3. The proposal has been considered by SEIAA in its 165th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF & CC circular dated 1/05/2018 along with details of fund utilization & agreement or consent of executor.
II	PP to submit water supply NOC.
III	PP to upload traffic circulation analysis report mentioning evacuation time.
IV	PP to submit CER plan to the Commissioner, Pune Municipal Corporation and submit the acknowledgement to the Member Secretary, SEIAA.
V	SEIAA decided to grant EC for FSI: 106225.43 m ² , Non-FSI: 15768.00 m ² and Total BUA:108115.43 m ² (IOD no-CC/2347/14, Date-31.12.2014)

General Conditions:

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

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

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

Maharashtra

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

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

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

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

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

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

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



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

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

Government of
Maharashtra



सत्यमेव जयते

736

File No: SIA/MH/INFRA2/474517/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)



Dated: 23/12/2025



To,

Mr. Sachin Lodha
ADITYA CONSTRUCTION
619, Sadashiv Peth, Maya Nagari, Bajirao Road, Pune. , Warje, PUNE, MAHARASHTRA, , 411058
piyush1904@gmail.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 Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction submitted to Ministry vide proposal number SIA/MH/INFRA2/474517/2024 dated 24/05/2024.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC24C3801MH5137857N
(ii) File No.	SIA/MH/INFRA2/474517/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction
(viii) Name of Company/Organization	ADITYA CONSTRUCTION
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: S.No 109/110

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 03/12/2025. 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 03/12/2025, 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. Mr. Sachin Lodha 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	5. 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 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
Building Construction Project	Building Construction Project	0	0	0	-	-

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/474517/2024
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s Aditya Construction
 Aditya Garden City" at Warje, Pune

Subject : Environmental Clearance for Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction

Reference : Application no. SIA/MH/INFRA2/474517/2024.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 194th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 313th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03rd December, 2025.

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

1.	Proposal Number	SIA/MH/INFRA2/474517/2024	
2.	Name of Project	Proposed Project "Aditya Garden City" at Warje, Pune by M/s Aditya Construction	
3.	Project category	Schedule 8(a) Category B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Sachin Lodha, M/s Aditya Construction
		Regd. Office address	619, Mayanagri, Bajirao Road, Sadashiv Peth, Pune.
6.	Consultant	ACO Name – Cognizance Research India Private Limited (CRIPL) Email Id: - cripl.ec.maharashtra@gmail.com	
7.	Applied for	Expansion in Existing EC	
8.	Details of previous EC	vide number SEIAA-EC-0000001502 Dated 7/5/2019	
9.	Location of the project	S. No. 109/110, Village - Warje, Taluka - Haveli, District - Pune, State - Maharashtra 411058	
10.	Latitude and Longitude	18°29'22.07"N, 73°47'25.13"E	
11.	Total Plot Area (m2)	131300	
12.	Deductions (m2)	64977.04	
13.	Net Plot area (m2)	66322.96	
14.	Proposed FSI area (m2)	98835.83	
15.	Proposed non-FSI area (m2)	15039.09	
16.	Proposed TBUA (m2)	113874.92	
17.	TBUA (m2) approved by Planning Authority till date	Awaiting IOD	

18.	Total Project Cost (Rs.)	Rs. 24.5 Crore			
19.	CER as per MoEF & CC circular dated 01/05/2018	CER as per prevailing OM			
20.	Details of Building Configuration:				Remark
	Building Configuration as per Previous EC		Proposed Configuration		
	Building Name	Configuration	Building Name	Configuration	Height (m)
	Commercial Building (Existing)	Ground	Commercial Building (Existing)	Ground	4.80
	1A (Existing)	P + 7 Floors	1A (Existing)	P + 7 Floors	23.04
	2A - 2I (Existing)	P + 7 Floors	2A - 2I (Existing)	P + 7 Floors	23.04
	3A - 3G (Existing)	P + 7 Floors	3A - 3G (Existing)	P + 7 Floors	23.04
	2J - 2R (Existing)	P + 9 Floors	2J - 2R (Existing)	P + 9 Floors	28.80
	3H - 3K (Existing)	P + 9 Floors	3H - 3K (Existing)	P + 9 Floors	28.80
	3M (Existing)	P + 9 Floors	3M (Existing)	P + 9 Floors	28.80
	3Q (Existing)	P + 9 Floors	3Q (Existing)	P + 9 Floors	28.80
	S (Existing)	2B + P + 12 Floors	S (Existing)	2B + P + 12 Floors	34.80
	T (Existing)	2B + P + 12 Floors	T (Existing)	2B + P + 12 Floors	34.80
	U (Existing)	2B + P + 12 Floors	U (Existing)	2B + P + 12 Floors	34.80
	Club House (Existing)	G + 1	Club House (Existing)	G + 1	6.0
	-	-	A (Proposed)	B + Stilt + 10 Floors	29.00
	-	-	B (Proposed)	G + 6 Floors	22.50
	-	-	Recreational Area	G + 1 Floor	7.45
					No Construction initiated on Site.
21.	Total number of tenements	1308 Nos. Of Residential Tenements and Commercial Area of 2166.84 sqm			
22.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	623.06	Fresh Water	623.06
		Recycled	388.58	Recycled	312.38
		Swimming Pool	20	Swimming Pool	20
		Flushing	312.38	Flushing	312.38
		Total	1031.64	Total	955.44
		Wastewater generation	768.05	Wastewater generation	768.05

23.	Water Storage Capacity for Firefighting/UGT	Fire UGT- As per NOC		
24.	Source of water	PMC		
25.	Rainwater Harvesting (RWH)	Level of the Ground water table	Post monsoon: 10 to 15 M BGL Pre monsoon: 15 to 20 M BGL	
		Size and no of RWH tank(s) and Quantity	N.A.	
		Quantity and size of recharge pits	22 Nos of Size 2m x 2m x 2m	
		Details of UGT tanks if any	Domestic	1323
			Flushing	600
Fire	As per NOC			
26.	Sewage and Wastewater	Sewage generation in CMD	768.058	
		STP technology	MBBR	
		Capacity of STP (CMD)	792	
27.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Dry waste	As per NBC	Through authorized agency
		Wet waste	As per NBC	Through authorized agency
		Construction waste	As per C & D rules	Through authorized agency
28.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste	1217	Handed over to Authorized Agency
		Wet waste	1900	In-situ Composting
		Hazardous waste	Negligible	Negligible
		Biomedical waste	N.A.	N.A.
		E-Waste	9.53	Handed over to Authorized Dismantler/Recycler
29.	Green Belt Development	Total RG area (m2)	6632.29	
		Number of trees required	829	
30.	Power requirement	Source of power supply	MSEDCL	
		During Construction Phase (Demand Load)	15 kW	
		During Operation phase (Connected load)	7098 kW	
		During Operation phase (Demand load)	2839.20 kVA	
		Transformer	630 kVA X 9 Nos	
		DG set	100 kVA X 5 Nos, 160 kVA X 1, 63 kVA X 1	
		Fuel used	HSD	
31.	Details of Energy saving	<p>Most of the common area & external lighting are proposed to work on high energy efficient lamps (LED) as specified in bureau of energy efficiency which again results in saving in general consumption</p> <p>Low loss Transformers due to which 6.22% losses are saved against conventional transformer.</p> <p>Power Capacitors are proposed for load power factor</p>		

		correction and to maintain a healthy power situation. This also results in less demand load factor for the project. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed				
32.	Environmental Management plan budget during Construction phase	No.	Details		Cost (Lakh/Y)	
		1	Water for Construction, Labour & Dust Suppression		4.0	
		2	Site Sanitation & Health & Safety PPE Kits		3.0	
		3	Environmental Monitoring		4.0	
		4	Disinfection & Health & Safety		3.0	
		5	Health Check up		3.0	
33.	Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs.In Lacs)	O&M (Rs.In Lacs/Y)
		Sewage treatment	Wastewater Management		48.50	26.74
		RWH	RWH Pits		0.40	1.0
		Solid Waste	Organic Waste Composting		24.58	8.54
		Green belt development	Tree Plantation		0.00	4.50
		Energy saving	Energy Conservation		45.73	22.48
		Environmental Monitoring	Pollution Control		0.0	6.0
		Disaster Management	Fire & LA		290.25	14.51
34.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)	
		4-Wheeler	688	688	28572.74	
		2-Wheeler	5059	5059		
35.	Details of Court cases / litigation w.r.t. the project and project location if any					NIL

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

	As per EC Obtained 07/05/2019	As per new EC Application	Remark
Total Plot Area (sqm)	131300	131300	No Change
Deductions	71969.33	64977.04	Transformer and Open Space considered in deductions in earlier IOD as per rule.
Net Plot Area	59330.67	66322.96	
Open Space Area	6632.29	6632.29	No Change
FSI Area	92347.4	98835.83	Increase in FSI Area by 6488.43 Sqm and decrease in Non FSI
Non FSI Area	15768	15039.09	

Total BUA	108115.43	113874.92	Area by 728.91 Sqm due to UDCPR. Increase in Total BUA by 5759.49 Sqm
No. of Buildings	37	38	1 Additional Building Proposed
Building Configuration			
Commercial Building	Ground	Ground	No Change Proposed. Completion Obtained and Occupancy Given.
1A	P + 7 Floors	P + 7 Floors	
2A - 2I	P + 7 Floors	P + 7 Floors	
3A - 3G	P + 7 Floors	P + 7 Floors	
2J - 2R	P + 9 Floors	P + 9 Floors	
3H - 3K	P + 9 Floors	P + 9 Floors	
3M	P + 9 Floors	P + 9 Floors	
3Q	P + 9 Floors	P + 9 Floors	
S	2B + P + 12 Floors	2B + P + 12 Floors	
T	2B + P + 12 Floors	2B + P + 12 Floors	
U	2B + P + 12 Floors	2B + P + 12 Floors	
Club House	G + 1	G + 1	
A	P + 12	B + Stilt + 10 Floors	No Construction initiated. 2 Residential Floors reduced
B	-	G + 6 Floors	Additional Commercial Building proposed
Recreational Area	-	G + 1 Floor	Additional Recreational Area proposed
Tenements	1287	1308	Increase in No of Tenements by 21 due to additional building proposed.
Fresh Water KLD	589.15	623.06	Increase in Fresh Water demand by 33.91 KLD due to additional Residential Tenements and Commercial Users
UGT	883.72	934.59	UGT for existing buildings constructed on site. Proposed UGT for Wing A & B designed as per requirement.
Sewage Generation KLD	721.28	768	Increase in Sewage Generating by 46.72 KLD due to additional Residential Tenements and Commercial Users

STP Capacity CMD	725	792	STP for existing buildings constructed on site. Proposed STP for Wing A & B designed as per requirement.
Wet Waste Generation Kg/day	1854.3	1900	Increase in Wet waste generation by 45.7 Kg/day due to additional Residential Tenements and Commercial Users
OWC Capacity	2000	2050	OWC for existing buildings erected on site. Proposed OWC for Wing A & B designed as per requirement.
Connected Load	6488 kW	7098 kW	Connected and Demand Load calculated as per requirement
Demand Load	5980 kVA	2839.20 kVA	
2-Wheeler	2420	5059	Parking As per UDCPR
4-Wheeler	665	688	

3. PP has obtained first EC vide Letter No. SEIAA-EC-0000001502 dated 07.05.2019 for total BUA of 108115.43m². Proposal has been considered by SEIAA in its 313th (Day-2) meeting held on 03rd December, 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:

SEAC Conditions-

1. PP to obtain CFO NoC and Garden NoC.
2. 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.
3. 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.
4. PP to prepare and implement plan to make proposed project a plastic free zone.
5. 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.

6. 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.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
8. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

SEIAA Conditions-

1. PP has provided mandatory RG area of 6632.29m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
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 98835.83m², Non FSI- 15039.09m², total BUA 113874.92m². (Plan approval No. Zone no. 3/5413, dated 17.12.2024)

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/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.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: -

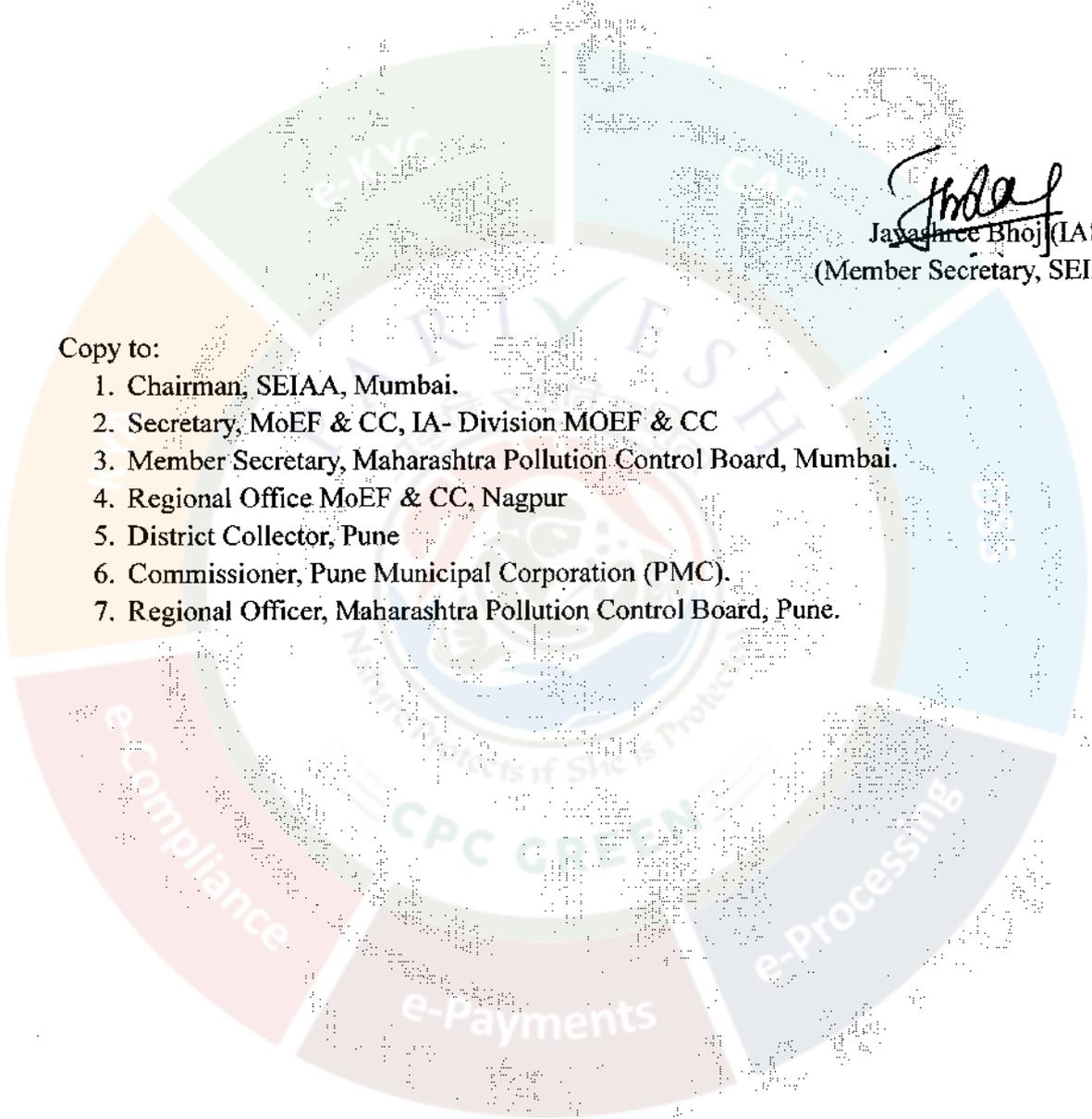
- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work 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
Jayashree Bhoj (IAS)
(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 (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल दुरुस्ती विभाग
पुणे महानगरपालिका
जावक क्र. : ५४५
दिनांक : २०/०५/२०२२

श्री. आदित्य कन्स्ट्रक्शन
६१९, सदाशिव पेठ,
बाजीराव रोड,
पुणे ४११०३०

विषय : स.नं.१०९+स.नं.११० वारजे येथील आदित्य गार्डन सिटी निवासी प्रकल्पाचे पावसाळी लाईन जोडणेकरीता १६०० मि.मी. व्यासाची पावसाळी लाईनच्या कामाचे ना हरकत पत्र मिळणेबाबत.

- संदर्भ: १) आदित्य कन्स्ट्रक्शन यांचा विषयांकित कामासाठीचा प्रस्ताव आ.क्र.४८ दि.१८/०४/२०२२
२) कमेन्समेंट सर्टिफिकेट क्र.सी.सी./१९४४/२० दि.०५/०३/२०२१
३) बांधकाम विकास विभाग यांचेकडील जा.क्र.झोन क्र.३/१३१८ दि.२०/०५/२०२२
४) विषयांकित कामासाठी आपली मान्यता ठ.क्र.१२४ दि.२७/०५/२०२२
५) विकसक यांनी खात्याकडे सादर केलेले पुर्वगणनपत्रक आ.क्र.३५२ दि.२७/०५/२०२२
६) विषयांकित कामासाठी आपली मान्यता ठ.क्र.१२७ दि.२७/०५/२०२२
७) विकसक यांनी खात्याने दिलेले पत्र जा.क्र.५४२ दि.२७/०५/२०२२

स.नं.१०९+स.नं.११० वारजे येथील आदित्य गार्डन सिटी निवासी प्रकल्पाचे पावसाळी लाईन जोडणेकरीता संदर्भ क्र.१ अन्वये खात्याकडे प्रस्ताव प्राप्त झाला आहे. विषयांकितेतील मिळकतीमधील बांधकामास संदर्भ क्र.२ अन्वये मान्यता देण्यात आली आहे. तसेच संदर्भ क्र.३ च्या पत्रान्वये मिळकती मधील ओढयाबाबत मे.प्रायमुव्ह इन्फ्रास्ट्रक्चर डेव्हलपमेंट कन्सल्टंटस् प्रा.लि. संस्थेचे पत्र व बांधकाम विभागाची मान्यतेचे कागदपत्र संदर्भ क्र.३ अन्वये खात्याकडे प्राप्त झाले आहे. सादर ठिकाणी स्टॉर्म वॉटर सेक्शन आदित्य गार्डन सिटी प्रकल्पाचे समोरील २४.०० मी. डी.पी. रोड वरील पावसाळी लाईन जोडण्याकरीताचा प्रस्ताव संदर्भ क्र.४ अन्वये मान्य करण्यात आला आहे. त्यानुसार आपण यांनी संदर्भ क्र.५ अन्वये विषयांकित कामाचे र.रु.६,८४,०५२.०० चे पुर्वगणनपत्रक व त्यावरील सुपरव्हिजन चार्जेस ११% नुसार र.रु.७५,२४६.०० चे पत्र सादर केले आहे.

विषयांकित ठिकाणी प्रत्यक्ष जागा पाहणी करण्यात आलेली आहे. मिळकतीच्या पुढे १२०० मि.मी. व्यासाची पावसाळी लाईन विकसित करण्यात आलेली आहे. सन २०२१-२२ चे मान्य दरपत्रकानुसार विषयांकित कामासाठी येणाऱ्या खर्चाचे पुर्वगणनपत्रक र.रु. ६,८४,०५२.०० प्रमाणे सादर केले आहे. पुणे महानगरपालिकेच्या प्रचलित धोरणानुसार पुर्वगणनपत्रकाचे ११% प्रमाणे र.रु.७५,२४६.०० इतकी रक्कम सुपरव्हिजन चार्जेस भरून घेऊन सादर ठिकाणी आपणास विषयांकित काम करणेस संदर्भ क्र.६ अन्वये मान्य अधिक्षक अभियंता यांनी मान्यता दिलेली आहे. संदर्भ क्र.७ अन्वये खात्याने विकसक यांना ११% सुपरव्हिजन चार्जेस भरण्याबाबत पत्र दिलेले असून त्यानुसार त्यांनी पुणे मनपा कोषागारात रक्कम जमा केली आहे.

विषयांकित कामाकरीता खालीलप्रमाणे अटी व शर्तीवर आपणास पावसाळी लाईन टाकण्याची परवानगी देण्यात येत आहे.

अटी व शर्ती

- १) प्रस्तुत पावसाळी लाईन विकसक स्व-खर्चाने करणार व यासाठी पुणे महानगरपालिकेकडे कोणताही मौबदला मागणार नाही.
- २) जागेच्या मालकीबाबत काही वाद निर्माण झाल्यास सदरची परवानगी रद्द समजण्यात यावी व पुणे महानगरपालिकेस तोशिस लागू देणार नाही.
- ३) प्रस्तुत पावसाळी लाईन अलाईनमेंट बाबत मान्य मलनि:सारण देखभाल दुरुस्ती विभाग यांच्या सूचनेनुसार- करण्यात यावी.
- ४) पावसाळी लाईनचे काम करताना पुणे महानगरपालिका स्पेसिफिकेशन नुसार काम करणार व वेळोवेळी पुणे महानगरपालिकेच्या अधिकाऱ्यांनी जागा पाहणी वेळेस दिलेल्या सूचनांनुसार काम करणार.
- ५) सदर परवानगी नाल्याची अलाईनमेंट शिफटींगसाठी ग्राह्य धरता येणार नाही.
- ६) सदर काम १ वर्षांच्या आत पुर्ण करून या विभागाकडून पुर्णत्वाचा दाखला घेणार.
- ७) वरील पैकी व बांधकाम विकास विभागाकडून देण्यात आलेल्या परवानगी नुसार कुठल्याही अटी शर्तीचा भंग झाल्यास सदर परवानगी रद्द समजण्यात येईल व त्याबाबत आपणांस कुठलेही नुकसान भरपाई मागण्याचा अधिकार राहणार नाही.
- ८) सदरची परवानगी पुणे पेट स.नं.१०९+स.नं.११० वारजे येथील आदित्य गार्डन सिटी समोरील पावसाळी लाईन विकसित करणेसाठी आहे.
- ९) सदरचे काम करत असताना काही युटीलिटीज तुटले तर त्याची विकसक स्वखर्चाने दुरुस्ती करणार.
- १०) सद्यास्थिती पावसाळा कालावधी सुरु होणार असल्याने रस्ता खोदाईसाठी मा.अति.महापालिका आयुक्त/ मा.मुख्य अभियंता पथ विभाग यांची मान्यता घेतल्यानंतरच विषयांकित काम करण्यात यावे.
- ११) काम सुरु करण्यापुर्वी वाहतुक विभाग यांचे नाहरकत प्रमाणपत्र घेऊन काम करण्यात यावे.
- १२) सदर काम पुर्ण झाल्यानंतर काम योग्यरीत्या पुर्ण झाले बाबत काम पुर्णत्वाचा दाखला मलनि:सारण देखभाल दुरुस्ती विभागाकडून घेण्यात यावा.

तरी पुणे पेट स.नं.१०९+स.नं.११० वारजे येथील आदित्य गार्डन सिटी समोरील पावसाळी लाईन विकसित करणेकरीता मा.अधिक्षक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची पुर्वगणनपत्रक र.रु. ६,८४,०५२.०० चे ११% प्रमाणे र.रु. ७५,२४६.०० इतके सुपरव्हिज चार्जेस भरून घेऊन उपरोक्त अटीवर पावसाळी लाईन टाकण्याची परवानगी देणेस मान्यता घेतलेली आहे.

तरी खालीलप्रमाणे अटी व शर्तीवर आपणास पावसाळी लाईन टाकण्याची परवानगी देण्यात येत आहे.

कळावे,



कार्यकारी अभियंता
मलनि:सारण देखभाल दुरुस्ती
पुणे महानगरपालिका



कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल दुरुस्ती विभाग
पुणे महानगरपालिका

जावक क्र. : ३३३३
दिनांक : १५/३/२०२३

प्रति,
मे.अदित्य कन्स्ट्रक्शन
६१९, सदाशिव पेठ,
बाजीराव रोड,
पुणे-४११०३०.

यांच.....

विषय : स.नं.१०९+स.नं.११० वारजे येथील आदित्य गार्डन सिटी निवासी प्रकल्पाचे पावसाळी लाईन जोडणेकरीता १६०० मि.मी. व्यासाची पावसाळी लाईनच्या कामाच्या पूर्णत्वाच्या दाखल्याबाबत.

संदर्भ: १) आदित्य कन्स्ट्रक्शन यांचा विषयांकित कामासाठीचा प्रस्ताव आ.क्र.४८
दि.१८/०४/२०२२

२) क्रमेन्समेंट सर्टिफिकेट क्र.सी.सी./१९४४/२० दि.०५/०३/२०२१

३) बांधकाम विकास विभाग यांचेकडील जा.क्र.झोन क्र.३/१३१८ दि.२०/०५/२०२२

४) विषयांकित कामासाठी मा.अधिक्षक अभियंता यांची मान्यता ठ.क्र.मलनि:/१२७
दि.२७/०५/२०२२.

५) विकसक मे.अदित्य कन्स्ट्रक्शन यांना दिलेले कामाचे आदेश जा.क्र.५४२ दि.२७/०५/२०२२

६) विकसक मे.अदित्य कन्स्ट्रक्शन यांनी विषयांकित काम पूर्णत्वाचा दाखला मिळणेबाबत खात्यास दिलेले दि.२७/०५/२०२२ रोजीचे पत्र.

७) कामाचे फोटो, पाईपचे रिपोर्ट, RMC कॉक्रीटचे रिपोर्ट.

८) विषयांकित कामाबाबत विकसक यांनी खात्याकडे सादर केलेले हमीपत्र Serial.No.S/464/2023
दि.०२/०३/२०२३.

९) मा.अधिक्षक अभियंता, मलनि:सारण देखभाल व दुरुस्ती विभाग यांनी विषयांकित मिळकतीमधील १६०० मि.मी व्यासाची पावसाळी लाईनच्या कामाचे पूर्णत्वाचा दाखला मिळणे बाबत दिलेली मान्यता ठाव क्र.मलनि/९६३ दि.१४/०३/२०२३.

स.नं.१०९+स.नं.११० वारजे येथील आदित्य गार्डन सिटी निवासी प्रकल्पाचे पावसाळी लाईन जोडणेकरीता संदर्भ क्र.१ अन्वये खात्याकडे प्रस्ताव प्राप्त झाला आहे. विषयांकितीतील मिळकतीमधील बांधकामास संदर्भ क्र.२ अन्वये मान्यता देण्यात आली आहे. सदर ठिकाणी स्टॉर्म वॉटर सेक्शन आदित्य गार्डन

सिटी प्रकल्पाचे समोरील २४.०० मी. डी.पी. रोड वरील पावसाळी लाईन जोडण्याकरीताचा प्रस्ताव संदर्भ क्र.४ अन्वये मान्य कारण्यात आला आहे. त्यानुसार विकसक यांनी विषयांकित कामाचे र.रु.६,८४,०५२.०० चे पुर्वगणनपत्रक व त्यावरील सुपरव्हिजन चार्जेस ११% नुसार र.रु.७५,२४६.०० चे पत्र सादर केले आहे. संदर्भ क्र.५ अन्वये मा.अधिक्षक अभियंता यांनी सदा काम करणेस मान्यता दिलेली आहे.

विषयांकित काम यशस्वीरित्या पुर्ण केले असल्याने काम पुर्णत्वाचा दाखला मिळणेबाबत विकसक यांनी संदर्भ क्र.६ अन्वये पत्र देऊन विनंती केली आहे. तसेच त्यासोबत कामाअंतर्गत वापरण्यात आलेले १६०० मि.मी व्यासाचे NP3 पाईप चे रिपोर्ट, रस्ता खोदाई मध्ये वापरण्यात आलेले कॉंक्रीटचे रिपोर्ट व प्रत्यक्ष कामाचे फोटो प्रकरणी समाविष्ट केले आहे. संदर्भ क्र.८ अन्वये विषयांकित कामाबाबत हमीपत्र दिले आहे.

प्रकरणी पुर्णत्वाचा दाखला देणेबाबत मा.अधिक्षक अभियंता यांनी संदर्भ क्र.९ अन्वये मान्यता दिलेली आहे. सदा मान्यतेस अनुसरून, वारजे स.नं.१०९+११० येथील अदित्य गार्डन सिटी समोरील पावसाळी लाईन जोडणे या कामाकरीता आपण दिलेल्या हमीपत्रातील अटी आपणावर बंधनकारक राहतील या अटीवर पुर्णत्वाचा दाखला देण्यात येत आहे.

कळावे,

कार्यकारी अभियंता

मलनि:सारण देखभाल दुरुस्ती

पुणे महानगरपालिका




कार्यकारी अभियंता कार्यालय
मलमि:साण देवभाल दुरुस्ती विभाग
पुणे महानगरपालिका
जाबक क्र: ११११
दिनांक: १२/१२/२०२१

मा. महापालिका सहाय्यक आवुक्त कार्यालय,
बारजे कर्वेनगर, क्षेत्रिय कार्यालय,
पुणे महानगरपालिका
या

विषय: पुणे बारजे स.नं.१०९, ११०, येथील मैलापाणी शुध्दीकरण केंद्र/एस.टी.पी.अभिप्रायाबाबत.

- संदर्भ:** १) विषयांकित प्रस्ताव आ.क्र.४७७ दि.१२/०६/२०२१
२) आमचेमार्फत केलेली जागा पाहणी दि.६/०८/२०२१
३) अर्जदार मे.एस.बी.कटारिया तर्फे सिद्धार्थ एस हरिश्चंद्रकार यांचे दि.९/०८/२०२१ रोजीचे हमीपत्र.
४) मे.एन सेफ टेक्नोलॉजीस एल.एल.पी यांचे कडील पत्र दि.९/०७/२०२१ (प्रोजेक्ट कन्सलंटंट)
५) कमेन्समेंट सर्टीफिकेट क्र.CC/1944/20 दि.०५/०३/२०२१
६) महाराष्ट्र नियंत्रण प्रदूषण मंडळाकडील संमती पत्र क्र.1.0BO/JD(WPC)/JAN-075456/CE/CC-1911000483 दि.१३/११/२०१९

पुणे बारजे स.नं.१०९, ११०, येथील मिळकती मधील विंग 1A ते U मधील एकूण १२०८ सदनिका + ७ दुकाने करिता नियोजित करण्यात आलेल्या ६७५ KLD क्षमतेच्या एस.टी.पी. बाबत अभिप्राय मिळणेकामी संदर्भ क्र १ अन्वयेचा प्रस्ताव या विभागाकडे प्राप्त झालेला आहे.

संदर्भ क्र २ नुसार प्रत्यक्ष जागा पाहणी करण्यात आली आहे. संपुर्ण लेआऊट मधील विंग 1A ते U मधील एकूण १२०८ सदनिका + ७ दुकाने साठी ६७५ KLD एस.टी.पी उभारण्यात आलेला आहे. विषयांकित मिळकतीमध्ये मंजूर नकाशामध्ये मैलापाणी शुध्दीकरण प्रकल्प दर्शविण्यात आलेला आहे. याबाबत संदर्भ क्र. ३ अन्वये संपुर्ण जबाबदारी विकसनकर्ते यांची राहिल, याबाबतचे हमीपत्र सादर केलेले आहे. नियोजित आराखड्यानुसार ६७५ KLD क्षमतेच्या एस टी पी चे बांधकाम पुर्ण असलेचे निदर्शनास आले आहे.

प्रस्तुतच्या दाखल प्रस्तावानुसार विषयांकित ठिकाणी एस.टी.पी साठी अभिप्राय प्रस्तावित आहे व तसा अभिप्राय व डिझाईन कॅल्क्युलेशन्स एस.टी.पी कन्सलंटंटस् यांनी संदर्भ क्र.४ अन्वये प्रकरणी सादर केला आहे. विषयांकित ठिकाणी एस.टी.पी उभारण्याचे काम झाले असून प्रकल्प कार्यान्वीत होणे आहे. तरी मे.एस.बी.कटारिया तर्फे सिद्धार्थ एस हरिश्चंद्रकार एकूण मान्य लेआऊट मधील विंग 1A ते U मधील एकूण १२०८ सदनिका + ७ दुकाने साठी ६७५ KLD करिताचा अभिप्राय खालील अटींचा समावेश करून देणेबाबत ना हरकत प्रस्ताव मान्य करणेस हरकत नाही.

- १) विषयांकित मैलापाणी शुध्दीकरण केंद्रामध्ये आवश्यकतेनुसार पुरेशे व्हेंट पाईप, क्रॉस व्हॅटीलेशन, इनलेट व ऑऊटलेटसाठी फ्लो मीटर, इलेक्ट्रीफिकेशन, रिसायकलिंग सिस्टिम साठी लागणारे पंप व टाकी तसेच नकाशा, सुरक्षिततेसाठी रोड व ध्वनीप्रदूषण रोखण्यासाठी ब्लोअरसाठी कॅनोपी करणार. तसेच प्रस्तुत मैलापाणी शुध्दीकरण केंद्रातील प्रक्रिया केलेले मैलापाणी फक्त गार्डीनिंग व फ्लशिंगसाठी वापरणेकरिता योग्य ती उपाययोजना करणे बंधनकारक राहिल.
- २) विषयांकित मैलापाणी शुध्दीकरण केंद्र उभारणे व चालविणे सा बाबत महाराष्ट्र प्रदूषण नियंत्रण मंडळ/ पर्यावरण विभाग यांचेकडील मान्यता आवश्यक असल्यास सादरची मान्यता सत्वर घेणार व तदंतरच मैलापाणी शुध्दीकरण केंद्र कार्यान्वित करणार तसेच सादर मान्यतेची प्रत पुणे महानगरपालिकेकडे सत्वर सादर करणार
- ३) प्रकल्प कार्यान्वित करून ड्राय टेस्ट, वेट टेस्ट घेऊन त्यांचे रिझल्ट्स सादर करणार, प्रोसेस स्टॅबिलाईज करून, इनलेट व ऑऊटलेट पॅरामिटरस तपासून घेवून एस.टी.पी चालू झाल्यानंतर प्रक्रिया केलेल्या पाण्याची MPCB यांचे कडून अथवा MPCB प्रमाणित, MOEF मान्यता प्राप्त प्रयोगशाळेतून दर ३ महिन्यांनी/आवश्यक ते नुसार वेळोवेळी तपासणी करून घेऊन ते वेळोवेळी पुणे महानगरपालिकेस सादर करणार. (तदंतर अंतिम अभिप्राय (Final Opinion) देण्यात येईल).
- ४) शुध्दीकरणाची प्रक्रिया केलेल्या पाण्याचा त्याच ठिकाणी गार्डीनिंग फ्लशिंगसाठी व कार वॉशिंग साठी वापर करणार तसेच या प्रक्रियाकेलेल्या पाण्याचा पिण्याचा पाण्याशी संबंध घेणार नाही याची दक्षता घेणार. यासाठी स्वतंत्र प्लंबिंग/पाईपलाईन इ. व्यवस्था करणार.
- ५) एस टी पी पॅकिंग प्लॅन्ट मधून निर्माण होणाऱ्या स्लज करिता सेन्ट्रिफ्युज, स्लज डिबॉटिंग सिस्टिम अथवा तत्सम व्यवस्था करणार
- ६) मैलापाणी शुध्दीकरण केंद्र चालविणेसाठी व त्याचे देखभाल व दुरुस्ती साठी प्रशिक्षित कर्मचारी नेमणार.

- ७) मैलापाणी अथवा शुध्दीकरणाची प्रक्रिया केलेले पाणी नाल्यात अथवा पुणे महानगरपालिकेच्या मलवाहिनीत सोडण्यात येणार नाही. मैलापाणी अथवा शुध्दीकरणाची प्रक्रिया केलेले पाणी नाल्यात अथवा पुणे महानगरपालिकेच्या मलवाहिनीत सोडणेत आले असल्याचे निदर्शनास आल्यास त्यापोटी होणारा आकार/दंड विनातक्रार/विनाविलंब पुणे महानगरपालिकेकडे जमा करणार.
- ८) दुरुस्तीचे कारणास्तव मैलापाणी शुध्दीकरण प्रकल्प बंद ठेवून पुणे महानगरपालिकेच्या मलवाहिनीत मैलापाणी पुर्व परवानगीने सोडल्यास फ्लो मीटर नुसार दर्शविण्यात येत असलेल्या मीटर रीडिंग नुसार होणारा आकार अथवा टेनेमेंट बेसीस वरील पाणी वापरप्रमाणे तयार होणाऱ्या मैलापाण्या नुसार होणारा आकार/दंड पुणे महानगरपालिकेकडे जमा करणार.
- ९) सदर मैलापाणी शुध्दीकरण प्रकल्पाबाबतची माहिती गाळेधारकास गाळा घेतानाच देणे विकसन कर्त्यावरच बंधनकारक असल्याने या साठीची आवश्यक ती पुर्तता करणार.
- १०) सदर प्रकल्प कार्यान्वित ठेवणे, त्याची देखभाल दुरुस्ती व त्यापोटी येणारा खर्च याची जबाबदारी मे.एस.बी.कटारिया तर्फे सिद्धार्थ एस हरिचंद्रकार/अपार्टमेंट असोसिएशन यांचेवर राहणार असून व मे. महाराष्ट्र शासन यांचेकडील एन्व्हायरोमेंट क्लियरन्स सर्टीफिकेट मधील सर्व अटी व शर्ती बंधनकारक राहतील.
- ११) एस.टी.पी. फॅकेज प्लॉट बाबतची पुणे मनपा मान्यता प्राप्त नियमावलीमधील सर्व अटी बंधनकारक राहतील.
- १२) नियोजित एस.टी.पी. चे सुरक्षीततेच्या दृष्टीकोनातून एसटीपीचे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवणेसाठी आवश्यक भूत/गेट इ. चे बांधकाम तातडीने करून घेणार.
- १३) आपलेकडील प्रकरणी दाखल पत्रानुसार प्रकल्पामधून निघणाऱ्या स्लजची विल्हेवाट लावणेकरिता Mechanical Sludge Handling System तातडीने बसविणे बंधनकारक राहिल.
- १४) प्रस्तुत प्रकल्पासाठी ईसी व महाराष्ट्र पोल्शुशन कंट्रोल बोर्ड यांचेकडील कन्सेंट टू बील्ट/इस्टॅब्लीश, कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी व सदर मधील क्षमतासह इतर सर्व अटी बंधनकारक राहतील.
- १५) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी बंधनकारक राहतील.
- १६) नविन प्रस्तावित इमारती साठी पर्यावरण दाखल्यानुसार कार्यवाही करणे बंधनकारक राहिल.

एस.टी.पी. मधील प्रक्रिया केलेल्या पाण्याचा वापर केवळ फ्लशिंग, गार्डनिंग व कार वॉशिंग इ. (पिण्याव्यतिरिक्त) करिता करण्यात येईल. सदर एस.टी.पी. मधून इनलेट व आऊटलेट पाण्याचे नमुने दर ६ महिन्यांनी पुणे म.न.पा कडील मान्यता प्राप्त प्रयोग शाळेमधून तपासणी करून त्याचे अहवाल/रिपोर्ट खाल्यास सादर करणे तसेच मे.महाराष्ट्र शासन नगर विकास विभागाकडील एम.आर.टी.पी. अॅक्ट १९६६ चे कलम १५४ सह कलम ३७(१) अन्वये कार्यवाही करणेकामी दि.१५/०१/२०१६ रोजीचे निर्देश व दि.०५/०१/२०१७ रोजी मंजूर विकास नियंत्रण नियमावलीतील कलम ३५ मधील तरतुदी विकसक/सोसायटी धारकांस बंधनकारक राहतील. तसेच मैलापाण्यावर शुध्दीकरणाची प्रक्रिया केलेनंतर हे पाणी गार्डनिंग, फ्लशिंग, कार वॉश इ. साठी वापरणेकरिता स्वतंत्र टाक्या, पाईप लाईन व अनुषंगिक फ्लॅविंगची कामे करणेत आली असलेबाबतची खातरजमा आपले विभागामार्फत करणेत यावी. तसेच एस.टी.पी. चे ऑऊटलेट म.न.पा च्या पावसाळी लाईनला कोणतेही परिस्थितीत जोडले जाणार नाही अथवा नदी/नाल्यात अगर उघड्यावर सोडले जाणार नाही याची दक्षता घ्यावी.

वरील अटी तसेच पुणे महानगरपालिकेकडील मैलापाणी शुध्दीकरण प्रकल्प राबविणे बाबतच्या सर्व अटी त्यामध्ये वेळोवेळी होणारा बदल, MPCB कडील अटी/ नियम त्यामध्ये वेळोवेळी होणारे बदल व विकसनकर्त्या मार्फत सादर करणेत आलेली माहिती व हमीपत्र इ. या सर्व बाबी बंधनकारक राहतील. तसेच मनपा अटी व शर्तीनुसार विकसकाने प्रत्यक्ष प्लॅन्ट कार्यान्वित करून बाब क्र. ४ ची पुर्तता झाल्याची प्रत्यक्ष जागेवर खात्री करणेत येऊन पुढील कार्यवाही करणेत यावी.

आमचे विभागाकडील वरील अभिप्राय अवलोकन होऊन विषयांकित मिळकती मधील पुणे वारखे स.नं.१०९,११०, मे.एस.बी.कटारिया तर्फे सिद्धार्थ एस हरिचंद्रकार करिता एकूण मान्य नकाशा मधील विंग 1A ते U मधील एकूण १२०८ सदनिका + ७ दुकाने साठी ६७५ KLD करिताचा ना हरकत प्रस्ताव मान्यतेबाबत आवश्यक ती पुढील कार्यवाही आपले विभागामार्फत होणे विषयी विनंती आहे. तसेच एस.टी.पी. मधील प्रक्रिया केलेल्या पाण्याचा गार्डनिंग व फ्लशिंगसाठी पुर्नवापर करावयासाठी उभारणेत येत असलेल्या यंत्रणेची व अनुषंगीक कामांची आपणामार्फत योग्य ती तपासणी करणेत येऊन आवश्यकती पुढील कार्यवाही आपले विभागामार्फत होणेस विनंती आहे.


कनिष्ठ अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका


उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका


प्रकार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

प्रत : १) मा.कार्यकारी अभियंता

बांधकाम विकास विभाग झोन - ३

पुणे महानगरपालिका

२) मे.एस.बी.कटारिया तर्फे सिद्धार्थ एस हरिचंद्रकार

मुद्रापत्र (३३७) १०,०००-१२-२०००

उद्यान कार्यालय
पुणे महानगरपालिका

क्र. उद्यान/३२२०

दिनांक १६/१/२००६

भा. सहायक अभियंता (वोधकाम परवाना विभाग)
पुणे महानगरपालिका

राजकटस -

विषय :- म.म. ३०६ + ११० आदिपत्रमार्गानि सिद्धी मणि

पुणे येथील बांधकामात पूर्णत्वाचा राखण देणेबाबत.

संदर्भ :- म. आदिपत्र केंद्राच्या यांचे दि. २४/११/२००५ चे पत्र.

संदर्भित धातुसार विषयांकित ठिकाणी असलेल्या जागेची समस्त पाहणी करण्यात आली. सदर ठिकाणी वृक्षांचे यशस्वीरित्या संवर्धन केले आहे.

सर्व विषयांकित ठिकाणांच्या बांधकामास पूर्णत्वाचा राखण देण्यास छात्याची तिकारस आहे.

भा. स. फळामि.

भा. स. फळामि.
पुणे महानगरपालिका



गावाचे नाव : वारजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 0.00
बा.भा. रू. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1)(1) वर्णन: मौजे वारजे येथील सर्व्हे नं. 109/110 यांसी एकुण क्षेत्र 131300 चौ.मी. वर पुणे महानगर पालिकेचे मंजूर लेआऊट मधील फेज 1 यांसी अंदाजे क्षेत्र 10000 चौ.मी. यावर बांधलेल्या इमारत क्र.1अ व 2अ, 2बी,2सी,2डी,3अ,3बी,3सी व 3डी यांचा एकुण एफ एस आय 18548.16 चौ.मी. जागेचे डिड ऑफ डिक्लरेशन.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ग्रॅण्टर नं.1 चंद्रकांत कुंदनमल सचेती, नामदेवराव केरुजी लोणकर, दिपचंद गुलाबचंद पावेचा, गोपटलाल देवीचंद दुगड, श्रीमती चंपाबाई हरकचंद कोलन, शाम हरकचंद कोलन स्वतः करिता व एच. यु. एफ. म्हणुन, सणय हरकचंद कोलन, अशोक पन्नालाल नहार तर्फे कु.मू म्हणुन शांतीलाल बी. कटारीया तर्फे वि. कु.मू म्हणुन राजेंद्र पेमराज बोरा - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: 619 सदाशिव पेट पुणे-30; तालुका: -; पिन: -; पॅन नम्बर: -.
- (2) ग्रॅण्टर नं.2 आदित्य कन्स्ट्रक्शन AAHFA9793K तर्फे भागीदार सतिश बी. कटारीया तर्फे वि. कु. मू म्हणुन म्हणुन राजेंद्र पेमराज बोरा - -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 18/07/2008
- (8) नोंदणीचा 13/08/2008
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 100.00
- (12) शेरा



मी बाबतली

मी रूजवात घेतली

असल्या बरहुकुम नक्कल

सह दुय्यम निबंधक हवेली क्र. १३

दस्ता सोबतची नक्कल

श्री. वारा भार. ५८

यांना दिली आहे

दिनांक १३/०८/२००८

सह दुय्यम निबंधक हवेली क्र. १३





सावाचे नाव वारजे

- (1) विलेखाचा प्रकार, मोबदलाचे स्वरूप घोषणा, पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1)(1) वर्णन: मौजे वारजे स.नं.109 व 110 यांसी पृकण क्षेत्र 131300 चौ. मी. वर सतीश ने मयुर केलेल्या ले आर्ट मधील आदित्य ज अ गार्डन सिटी फेज 2 यांसी क्षेत्र अंदाजे 9000 चौ. मी. यावर बांधलेल्या इमारत नं. 2-ई, 2-एफ, 2-जी, 2-एच, 2-आय, 3-ई, 3-एफ व 3-जी यांचा एकूण एफएस्. 17038.65 चौ. मी. जागेचे डीड ऑफ रिकॉर्डेशन, (1)4700
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता: नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ब्रह्मांत कदम, सचिवी नामदेवराव केरुती लोणकर, दिपचंद गुंडे, बचंद सावेचा, पेट्टेदार देवीचंद, हुंगड, चंपाब, शाम, संजय हरकचंद, कोलन, अशोक पन्नालाल, नहार बांच्या तर्फे कु सुभंगन सतीश बी. कठारिया तर्फे नोंदणी साठी विशेष कु मु राजेंद्र प्रेमराज बोरा - - घर/प्लॉट नं: ग्रेटर नं. 1 गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: 6/9 सकांत व पेट; शहर/गाव: पुणे, तालुका: -; पिन: - पॅन नंबर: - (2) आदित्य कन्स्ट्रक्टर नं. AAHFA9793K तर्फे भागीदार सतीश बी कठारिया यांच्या तर्फे नोंदणी साठी विशेष कु मु राजेंद्र प्रेमराज बोरा - - घर/प्लॉट नं: ग्रेटर नं. 2 गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: सदर शहर/गाव: -; तालुका: -; पिन: - पॅन नंबर: - (3) - - घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 14/03/2008
- (8) नोंदणीचा 29/08/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 7478/2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शोरा



श्री नरकल केली सदर नरकल अर्जदार
श्री वाचली संसदवाचे तारीख 29/08/08
श्री रसजवान सावली अर्जाकरी 29/08/08
असकल वर, पूर्ण नोंदणी श्री दिवाणी तारीख 29/08/08

Brigade
Sanjay

श्री नरकल केली (वर्ग-2) श्री नरकल निबंधक (वर्ग-2)
हवेली-9 हवेली-9





सूची क्र. दोन INDEX NO. II

गावाचे नाव : वारजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 0.00

- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(1)(1) वर्णन: मौजे वारजे स.नं.109 व 110 यांसी एकुण क्षेत्र 131300 चौ. मी. वर पुणे मनपा मंजुर केलेल्या ले आऊट मधील आदित्य ज अ गार्डन सिटी फेज 3 यांसी क्षेत्र अंदाजे 8000 चौ.मी. यावर बांधलेल्या इमारत नं. 2-जे, 2-के, 2-एल, 3-एच, 3-आय, 3-जे यांचा एकुण एफएसआय 14989.63 चौ. मी. जागेचे दस्तात नमूद केलेप्रमाणे डीड ऑफ डिक्लरेशन.

- (3) क्षेत्रफळ

(1)

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

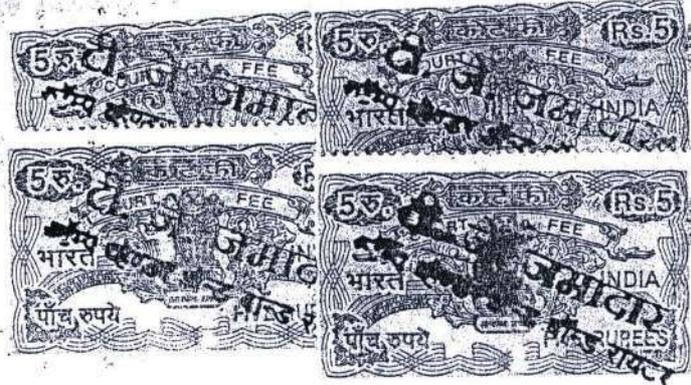
(1) चंद्रकांत कुंदनमल संचेती, नामदेवराव केरुती लोणकर, दिपचंद गुलाबचंद पावेचा, कै.पोपटलाल देवीचंद दुगड तर्फे कायदेशीर वारस श्रीमती पद्मा पोपट दुगड, विलास, सतिश पोपटलाल दुगड, चंपीबाई, शाम, संजय हरकचंद कोलन, अशोक पन्नालाल नहार यांच्या तर्फे कु मु म्हणून सतीश बी कटारिया तर्फे नोंदणी साठी विशेष कु मु राजेंद्र प्रेमराज बोरा - -; घर/प्लॉट नं: ग्रांटर 1; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: सदाशिव पेट; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: -.

(2) आदित्य कन्स्ट्रक्शन AAHFA9793K तर्फे भागीदार सतीश बी कटारिया यांच्या तर्फे नोंदणी साठी विशेष कु मु राजेंद्र प्रेमराज बोरा - -; घर/प्लॉट नं: ग्रांटर 2; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- | | | |
|--------------------------------------|---------------|------------|
| (7) दिनांक | करून दिल्याचा | 01/04/2009 |
| (8) | नोंदणीचा | 20/04/2009 |
| (9) अनुक्रमांक, खंड व पृष्ठ | | 2442 /2009 |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु | 100.00 |
| (11) बाजारभावाप्रमाणे नोंदणी | रु | 100.00 |
| (12) शेरा | | |



मी नक्कल केमी
मी वाचली
मी रुजवाल घेतली
असत वरदुसम नक्कल

असत नक्कल अर्जदार
यांस त्यांचे तारीख 20/04/09
अर्जावरून 2442
मी दिली तारीख 20/04/09

सह. दुय्यम निबंधक (वर्ग-१) हवेली-१
सह. दुय्यम निबंधक (वर्ग-२) हवेली-१





गावाचे नाव : वारजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1)(1) वर्णन: मौजे वारजे स.नं 109+110 यांसी एकुण क्षेत्र 131300 चौ. मी. वर मनपा मंजुर लेआऊट मधील आदित्यज अ गार्डन सिटी फेज क्र. 4 यांसी क्षेत्र अं. 5870 चौ. मी. यावर बांधलेल्या इमारत नं. 2 एम, 2 एन, 2 ओ, 2 पी, 2 क्यु, 2 आर, 3 के, 3 एम, 3 क्यु यांसी एकुण एफएसआय 24120.15 चौ. मी. जागेचे दस्तात नमूद केलेप्रमाणे डीडी ऑफ डिक्लरेशन (1)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ग्रॅन्टर-व्हेडार्स नं 1) चंद्रकांत कुंदनमल संचेती 2) नामदेव केरुजी लोणकर एकुमें 3) दिपचंद गुलाबचंद पावेचा एकुमें 4) के पोपटलाल देवीचंद दुगड यांचे तर्फे कायदेशीर वारस पद्मा, विलास व सतिश पोपटलाल दुगड, विजया चंद्रकांत संचेती, शोभा सुभाष बोरा 5) श्रीमती चंपाबाई हरकचंद कोलन 6) शाम हरकचंद कोलन एकुमें 7) संजय हरकचंद कोलन एकुमें 8) अशोक पन्नलाल नहार तर्फे कु.मु म्हणून श्री एस बी कटारीया तर्फे विकुमु म्हणून आर. पी. बोरा -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सदाशिव पेठ पुणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) ग्रॅन्टर-व्हेडार्स नं 2) मे आदित्य कन्स्ट्रक्शन (AAHFA9793K) तर्फे भागीदार श्री एस बी कटारीया तर्फे विकुमु म्हणून आर. पी. बोरा -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 17/08/2010
- (8) नोंदणीचा 02/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9604 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा



दस्तावेजाची नकल

श्री. कटारीया

कां. विली.

दिनांक: 2/11/2010

डु. नि. (वर्ग-२) हवेली क्र. ०



दस्तक्रमांक व वर्ष: 9605/2010

Tuesday, November 02, 2010

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दुय्यम निबंधक: हवेली 2 (बिबवेवाडी)

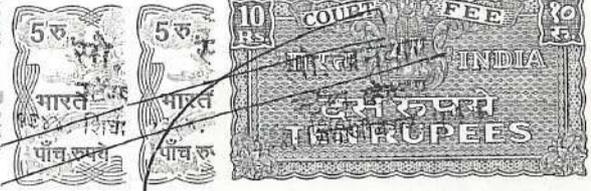
नोंदणी 63 न.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वारजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1)(1) वर्णन: मौजे वारजे स.नं 109+110 यांसी एकुण क्षेत्र 131300 चौ. मी. वर मनपा मंजूर लेआऊट मधील कर्माशियल बिल्डींग यांसी क्षेत्र अं. 375.18 चौ. मी. एकुण एफएसआय 185 चौ. मी. जागेचे दस्तात नमूद केलेप्रमाणे डीड ऑफ डिक्लरेशन.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ग्रंटर-व्हेडार्स नं 1) चंद्रकांत कुंदनमल संचेती 2) नामदेव केरुजी लोणकर एकुमें 3) दिपचंद गुलाबचंद पावेचा एकुमें 4) कै. पोपटलाल देवीचंद दुगड यांचे तर्फे कायदेशीर वारस पन्ना, विलास व सतिश पोपटलाल दुगड, विजया चंद्रकांत संचेती, शोभा सुभाष बोरा 5) श्रीमती चंपाबाई हरकचंद कोलन 6) शाम हरकचंद कोलन एकुमें 7) संजय हरकचंद कोलन एकुमें 8) अशोक पन्नालाल नहार तर्फे कु.मु म्हणून श्री एस बी कटारीया तर्फे विकुमु म्हणून आर. पी. बोरा -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सदाशिव पेठ पुणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) ग्रंटर-व्हेडार्स नं 2) मे आदित्य कन्स्ट्रक्शन (AAHFAG793K) तर्फे भागीदार श्री एस बी कटारीया तर्फे विकुमु म्हणून आर. पी. बोरा -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 17/08/2010
- (8) नोंदणीचा 02/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9605 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शंरा

मी नकल वाचली
मी रुजवात घेतली

दस्तासोबतची नकल

श्री. कटारीया

यांना दिली.

भस्सल वर हुकुम नकल

दिनांक: 2/11/2010

दु. नि. (बर्ग-२) हवेली-क्र ०





18/12/2023

762
सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 2

दस्त क्रमांक : 28327/2023

नोंदणी :

Regn:63m

गावाचे नाव : वारजे

(1) विलेखाचा प्रकार	घोषणापत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या वाबनितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	0.01
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	



(5) क्षेत्रफळ	1) 4845 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे वारजे पुणे येथील स. नं 109 आणि 110, यांसी एकूण क्षेत्र 131300 चौ. मी. पुणे महानगर पालिका मंजूर लेआऊट मधील आदित्यज अ गार्डन सिटी मधील फेज क्र.5 यांसी क्षेत्र 4845 चौ. मी. यावर बांधलेल्या इमारत क्रमांक एस.टी. आणि यु यांसी एकूण एफएमआय 12647.22 चौ. मी. तसेच मंजूर लेआऊट मधील कॉमन एरिया यांसी क्षेत्र 24972.39 चौ.मी. हे आदित्यज अ गार्डन सिटी फेज-1, फेज-2, फेज-3, फेज-4, फेज-5, व कमर्शियल इमारत यांच्या अविभक्त हिस्सासह याचे आदित्यज अ गार्डन सिटी फेज-5 अपार्टमेंट कंडोमीनियम दस्तात नमूद केल्याप्रमाणे डीड ऑफ डिक्लरेशन (Survey Number : स. नं 109 आणि 110 ;)

1) 4845 चौ.मीटर

- 1): नाव:-ग्रान्टर 1 चंद्रकांत कु. संचेती, कै. नामदेवराव के. लोणकर यांचे कायदेशीर वारस सुभाष ना. लोणकर, कै. ज्ञानेश्वर ना. लोणकर यांचे कायदेशीर वारस कुसुम जा. लोणकर, राहुल जा. लोणकर, रंजना स. पोळळे, यांच्या तर्फे कु.मु धा. एस.बी. कटारिया यांच्या तर्फे नोंदणी वि. कु.मु धा. राजेंद्र बोरा वय:-69; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 619, मदाशिव पेठ, बाजीराव रोड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAHFA9793K
- 2): नाव:-ग्रान्टर 1 कै. दीपचंद गु. पावेचा यांचे कायदेशीर वारस शशिकांत दी. पावेचा, सूर्यकांत दी. पावेचा, कै. पोपटलाल दे. दुगड यांचे कायदेशीर वारस पद्मा पो. दुगड, यांच्या तर्फे कु.मु धा. एस.बी. कटारिया यांच्या तर्फे नोंदणी वि. कु.मु धा. राजेंद्र बोरा वय:-69; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 619, मदाशिव पेठ, बाजीराव रोड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAHFA9793K
- 3): नाव:-ग्रान्टर 1 विलास पो. दुगड, सतीश पो. दुगड, विजया चं. संचेती, शोभा सु. बोरा, चंपाबाई ह. कोलन शाम ह. कोलन, संजय ह. कोलन, यांच्या तर्फे कु.मु धा. एस.बी. कटारिया यांच्या तर्फे नोंदणी वि. कु.मु धा. राजेंद्र बोरा वय:-69; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 619, मदाशिव पेठ, बाजीराव रोड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAHFA9793K
- 4): नाव:-ग्रान्टर 1 कै. अशोक प. नहार यांचे कायदेशीर वारस लतिका अ. नहार, अमित अ. नहार, गौरी सावनकुमार बंब, यांच्या तर्फे कु.मु धा. आणि मे. आदित्य कंस्ट्रक्शन तर्फे भागीदार एस.बी. कटारिया यांच्या तर्फे नोंदणी वि. कु.मु धा. राजेंद्र बोरा वय:-69; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 619, मदाशिव पेठ, बाजीराव रोड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAHFA9793K
- 5): नाव:-ग्रान्टर 2 मे. आदित्य कंस्ट्रक्शन तर्फे भागीदार एस.बी. कटारिया यांच्या तर्फे नोंदणीकरिता वि. कु. मु. श्री. राजेंद्र पी. बोरा वय:-69; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 619, मदाशिव पेठ, बाजीराव रोड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAHFA9793K

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक	14/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	28327/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100

(14) शेर

मी नकल वाचली
मी रुजुवात घेतली

अस्तित्वावर हुकुम नकल

दस्तासोबतची नकल

श्री.....

यांना दिली.

दिनांक १८/१२/२०२३

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकाराची आवश्यकता नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारतामा निवडलेल्या अनेक

Affidavit

S. T.C.