



सत्यमेव जयते

127

भारत सरकार

GOVERNMENT OF INDIA
पर्यावरण, वन एवं जल वायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
क्षेत्रीय कार्यालय
REGIONAL OFFICE
Ground Floor, East Wing, New Secretariat Building
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F. No. CC-602/RON/2025-NGP - 14463

Dated: 11.12.2025

To

Dr. S. Prabhu, Scientist-D,
IA Division, Infra-II
Ministry of Environment, Forest and Climate Change
Indira Paryavaran Bhawan, Jorbag Road, New Delhi- 3.
Email: p.subramani@gov.in

Subject: OA No. 534 of 2025 (Shri S.V. Kamble vs MoEF&CC & Ors.) – Regarding Construction Status of Building “J” (formerly “K”) of Project “Marvel Asola”, Pune- Issue of factual status report-Reg

Ref: F. No. IA-3/75/2025-IA (Infra-II) dated 01.12.2025

Sir,

The undersigned is directed to refer to the subject matter and the letter under reference, wherein, The Ministry has requested this office to conduct a site visit and submit the factual status report on OA No. 534 of 2025 (Shri S.V. Kamble vs MoEF&CC & Ors.) – Regarding Construction Status of Building “J” (formerly “K”) of Project “Marvel Asola”, Pune. Accordingly, a site inspection was carried out on 04.12.2025. Site inspection report is enclosed herewith.

Based on the site inspection conducted on 04.12.2025, the examination of available records and google imagery of May 2025, it is concluded that Building “J” (formerly “K”) had been constructed up to the 25th floor prior to the grant of the Environmental Clearance dated 11.07.2025. And the construction of the clubhouse also commenced prior to the grant of the EC dated 11.07.2025.

This issues with the approval of Competent Authority.

Yours faithfully

(Dr. Surender Gugloth)
Scientist-E

Encl: as above

Inspection Report in respect of Original Application No.534 of 2025 titled as Shri. Shashikant Vitthal Kamble vs MoEF & CC & Ors, before the Hon'ble National Green Tribunal, western Zone Bench at Pune.

1.0 Introduction.

Ministry, vide Letter No. IA3-3/75/2025-IA-III (Infra-II) dated 01.12.2025, has sought a factual report on the construction activities of the project titled "Marvel Asola", located at Survey Nos. 16/2/1, 16/2/2 and 16/2/3, Mohammad Wadi, Taluka Haveli, District Pune, in compliance with the order dated 27.10.2025 passed by the Hon'ble NGT, Western Zone Bench, Pune, in OA No. 534 of 2025 titled Shri Shashikant Vitthal Kamble vs MoEF&CC & Ors.

It is noted that, vide order dated 27.10.2025 [**Annexure-I**], the Hon'ble NGT (Western Zone) directed Respondent No. 1-MoEF&CC and Respondent No. 2-SEIAA, Maharashtra to submit a report regarding whether the construction of Building "J" (earlier known as Building "K") was undertaken by the Project Proponent prior to the grant of Environmental Clearance dated 11.07.2025. The relevant paragraph of the Order is reproduced below:

"4. In the meantime, we direct the Registry of this Tribunal to call a report from respondent No.1 – MoEF&CC and respondent No.2 – SEIAA, Maharashtra as to whether construction of building "J" (earlier known as "K") had been done by the Project Proponent prior to grant of EC dated 11.07.2025, by issuing notice to these two respondents only, returnable before next date."

2.0 Site Inspection.

Accordingly, site inspection was carried out on 04.12.2025. Following were present during site inspection.

1. Dr. Surender Gugloth, Scientist E, RO, MoEF&CC, Nagpur
2. Shri. Kuldeep Gurav, Environmental Consultant.
3. Shri. Sahebrao Gotmukle, Site Engineer.

3.0 Details of the Project and Status:

From the documents submitted by the project proponent and the observations from the site inspection, following are submitted:

The Project Proponent, M/s Marvel Landmarks Pvt. Ltd., was granted the initial Environmental Clearance (EC) by SEIAA, Maharashtra vide Letter No. SEAC-2010/CR.879/TC.2 dated 01.10.2011 for a total plot area of 49,850 sqm with a Total Built-up Area (TBUA) of 88,025.54 sqm. The approved project comprises 13 buildings with a total of 264 residential units. Copies of the ECs are enclosed as **Annexure-II and Annexure-III.**

 PP has obtained three sanctions from Local Authority One in 2009 and two in 2010. The details of the sanctions, building details and built-up areas are given below:

Sl.No	Date of Local authority Sanction	Building Details	Total Built up area, sqm
1	11.08.2009	A, B & C	13,830.63
2	28.01.2010	A to F	28723.85
3	29.09.2010	A to H	30112.27

The Project Proponent has informed that construction was initiated in 2008 for the three wings [A,B & C] based on the local authority's approval dated 11.08.2009 for a built-up area of 13,830.63 sqm. A copy of the Local Authority Sanction is enclosed as **Annexure-IV**. Further, revised sanction was obtained on 28.01.2010 for three wings [D,E & F] for a built-up area of 28723.85 sqm. Copy of the revised sanction is enclosed at **Annexure-V**. Second revised sanction was obtained on 29.09.2010 for two Wings [G &H) for the total built up area of 30112.27 sqm. Copy of the revised sanction is enclosed at **Annexure-VI**. Google imagery for the period 2008-till March, 2011 is not available to ascertain the exact month of commencement. According to the Local authority Sanctions, total of Eight wings [Wing A- H] have been permitted. According to the Architect Certificate dated 02.08.2011, submitted by the PP, the constructed built-up area was 17,325.26 sqm. against the sanctioned built-up area of 43,410.17 sqm.

As on the date of inspection, Construction of eight buildings (A, B, C, D, E, F, G and H) has been fully completed. The Completion/Occupancy Certificates for these buildings were obtained on 16.02.2013, 05.02.2014 and 18.03.2015, respectively, and the buildings have since been handed over to the Society. Copies of the certificates and google imagery of the buildings with names are enclosed as **Annexure-VII & VIII**. Details of buildings and their status are given below:

Sl. No	Name of the Building	Configuration	Status as on 04.12.2025 [Completed, given occupancy, handed over to the Society.]
1	A	2 & 3 BHK	16.02.2013
2	B	3.5 & 3 BHK	05.02.2014
3	C	4 BHK	
4	D	3.5 & 3 BHK	18.03.2015
5	E	3.5 & 3 BHK	
6	F	4 BHK	
7	G	4BHK	
8	H	4 BHK	
9	K	4 BHK	Under construction
10	L	4 BHK	Not started
11	M	4 BHK	
12	N	4 BHK	
Total: 264 Flats			

The validity of the initial Environmental Clearance (EC) was up to 30.09.2016 which got extended up to 30.09.2018 in accordance with MoEF&CC Notification S.O. 1141(E) dated 29.04.2015.

The Project Proponent submitted an application for a fresh Environmental Clearance on 20.05.2024. Accordingly, SEIAA, Maharashtra granted a fresh EC on 11.07.2025 vide EC ID: EC24C3801MH5268597N, permitting a revised Total Built-up Area (TBUA) of 1,48,708.20 sq.m.

With respect to the ninth building (Building “K”), the Project Proponent has informed that construction was completed up to the 21st floor and that the work was halted in September 2018 due to the lapse of the validity of the Environmental Clearance. The EC dated 11.07.2025 also records the stoppage of work in 2018. However, the Project Proponent has not submitted any documentary evidence to substantiate the claim that construction of Building “J” (formerly “K”) had progressed up to the 21st floor.

During the site inspection, it was observed that Building “J” has been constructed up to the 25th floor [Fig A], and internal finishing works are currently in progress. Further, the construction of the clubhouse and temporary sample flat structures are under progress and approximately 10% of the work has been completed as on date [Fig B & C]. The Project Proponent has informed that the temporary sample flat structures will be demolished upon completion of the project and has submitted an undertaking in this regard is enclosed as **Annexure-IX**. The Architect’s Certificate indicating the present construction status has been submitted and is enclosed as **Annexure-X**.

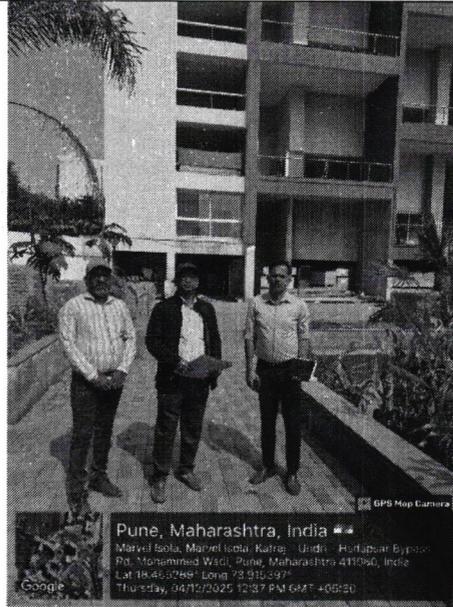
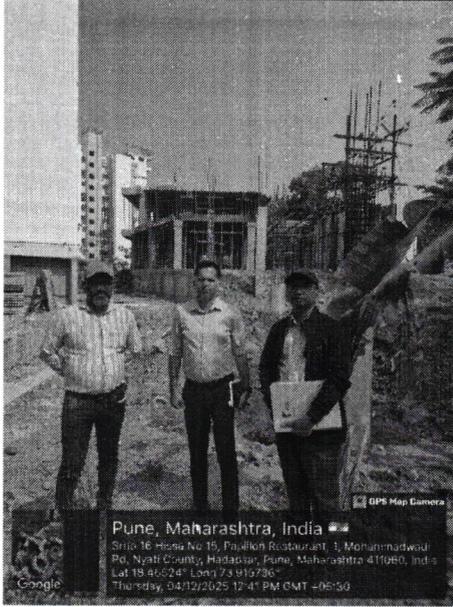
As per the google imagery of May, 2025 [Annexure- XI], Building “J” (formerly “K”) had been constructed up to the 25th floor prior to the grant of the Environmental Clearance dated 11.07.2025. And the construction of the clubhouse was also commenced prior to the grant of the EC dated 11.07.2025.

Conclusion:

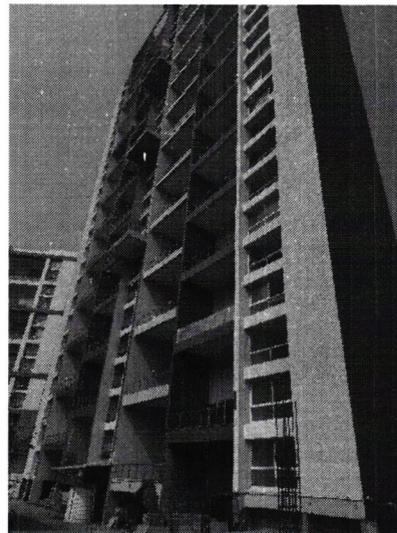
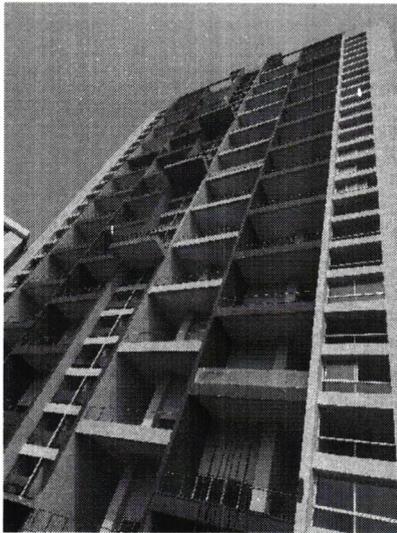
Based on the site inspection conducted on 04.12.2025, the examination of available records and google imagery of **May 2025**, it is concluded that **Building “J” (formerly “K”) had been constructed up to the 25th floor prior to the grant of the Environmental Clearance dated 11.07.2025. And the construction of the clubhouse was also commenced prior to the grant of the EC dated 11.07.2025.**



Google Image of the project



Site Photographs



Handwritten signature in blue ink.

Fig. A Building "J" earlier knows as "K"

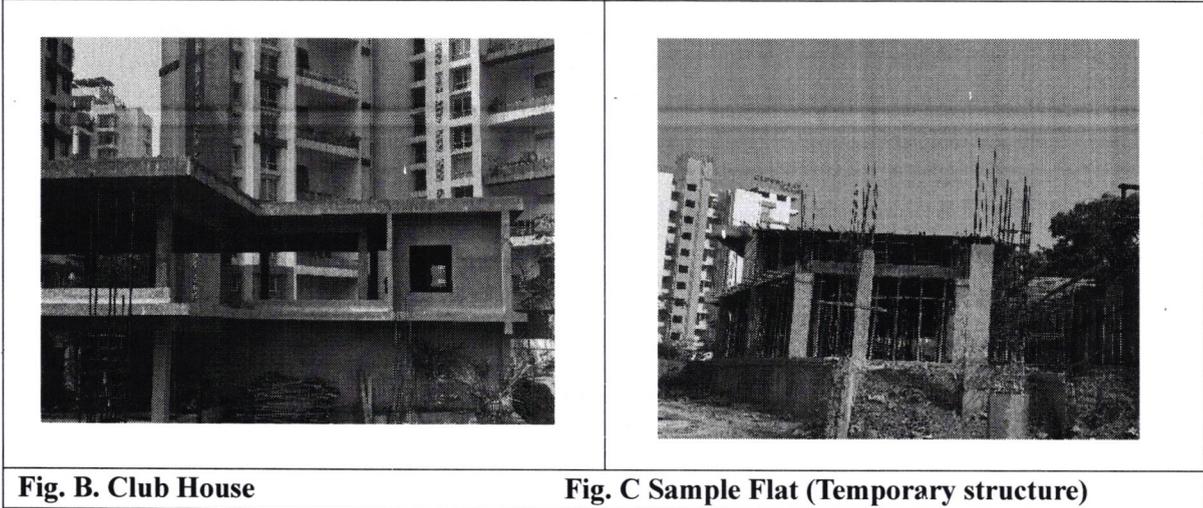


Fig. B. Club House

Fig. C Sample Flat (Temporary structure)

(Dr. Surender Gugloth)
Scientist-E

Item No.3

(Pune Bench)

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

[THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)]

APPEAL NO.534 OF 2025 (WZ)

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Shashikant Vitthal Kamble

..... **Appellant**

Versus

MoEF&CC & Ors.

... **Respondents**

Date of hearing : 27.10.2025

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. SUJIT KUMAR BAJPAYEE, EXPERT MEMBER**

Appellant : Mr. Viraj Pawar, Advocate

ORDER

1. This appeal has been filed seeking quashing of the Environmental Clearance (EC) dated 11.07.2025 granted by respondent No.2 – SEIAA, Maharashtra in favour of respondent No.7 – M/s Marvel Landmarks Pvt. Ltd. for the project titled “Marvel Asola”, situated at Survey Nos.16/2/1, 16/2/2, 16/2/3, Mohammad Wadi, Taluka Haveli, District Pune, on the ground that the wing “J” (earlier known as “K” at the time of grant of initial EC) has been constructed prior to the grant of extension EC in question.

2. It is submitted by the learned counsel for the appellant that the project in question was granted first EC on 01.10.2011, which is annexed at pages 92 to 98 of the paper-book, wherein Total Built-Up Area (TBUA) was mentioned as 88,025.54 sq.mtrs with following building details

Sr. No.	Building	Configuration
1	A	2 & 3 BHK
2	B	3.5 & 3 BHK
3	C	4 BHK
4	D	3.5 & 3 BHK
5	E	3.5 & 3 BHK
6	F	4 BHK
7	G	4BHK
8	H	4 BHK
9	K	4 BHK
10	L	4 BHK
11	M	4 BHK
12	N	4 BHK
	Total :	264 Flats

3. The aforesaid EC dated 01.10.2011 expired in 2017, as is evident from the SEIAA minutes of 292nd meeting held on 15.05.2025 (page 39 of the paper-book) and the fresh EC was obtained on 11.07.2025, which is under challenge herein, whereby TBUA is enhanced to 1,48,708.2 sq.mtrs with following building configuration :

21. Details of Building Configuration :						Reason for Modification / Change :-
Previous EC Configuration			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Wing A	-	-	Wing A	B +P+12	38.05	
Wing B	-	-	Wing B	B +P+12	38.05	
Wing C	-	-	Wing C	B +P+12	38.05	
Wing D	-	-	Wing D	B +P+12	38.05	
Wing E	-	-	Wing E	B +P+12	38.05	
Wing F	-	-	Wing F	B +P+12	38.05	
Wing G	-	-	Wing G	B +P+12	38.05	
Wing H	-	-	Wing H	B +P+12	38.05	
Wing K	-	-	Wing J	B +P+25	78.5	Earlier known as K and renamed to J
-	-	-	Wing K	B1+B2+S+30	93.5	Newly proposed
Wing L	-	-	Wing L	B1+B2+S+30	93.5	
Wing M	-	-	Wing M	P+13	34.2	
Wing N	-	-	Wing N	P+4	14.25	

3. Learned counsel for the appellant submits that his prayer is confined to only building “J” (earlier known as “K”) and the same is stated to have been completed prior to grant of expansion EC, for which he has first drawn our attention to the site inspection report of MPCB (pages 65 to 69 of the paper-book) and at page 68 therein, under head “Any Specific Observation” at point 4, it is recorded that the “*Project Proponent has newly constructed building J, found construction work completed, finishing work is in progress, Building K, L & M yet not started the construction work.*” Since this visit was made on 07.05.2025 i.e. prior to grant of expansion EC dated 11.07.2025, prima facie it appears that the construction of building “J” had been completed prior to the said EC, but for completion thereof, it was required that a Certified Compliance Report (CCR) issued by the MoEF&CC should have been placed by the appellant, which has not been done.. We grant one month’s time to the learned counsel for the appellant to place the same on record.

4. In the meantime, we direct the Registry of this Tribunal to call a report from respondent No.1 - MoEF&CC and respondent No.2 - SEIAA, Maharashtra as to whether construction of building "J" (earlier known as "K") had been done by the Project Proponent prior to grant of EC dated 11.07.2025, by issuing notice to these two respondents only, returnable before next date.

5, The appellant is directed to take necessary steps within a week for service of notice upon respondent Nos.1 and 2.

5. Put up this matter for next consideration on 20.11.2025.

Dinesh Kumar Singh, JM

Dr. Sujit Kumar Bajpayee, EM

October 27, 2025
APPEAL NO.534 OF 2025 (WZ)
npj

File No.: SEAC- 2010/CR.879/TC.2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 1st October, 2011

To,
M/s. Marvel Landmarks Pvt. Ltd.
301-302 Jewel Tower, Lane 5,
Koregaon Park, Pune – 411 001
Telephone No. : 020 – 26052920/21

Subject: - “Marvel Isola” – Residential Construction Project at Mohammadwadi, Pune by M/s. Marvel Landmarks Pvt. Ltd. - Environmental clearance regarding.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 40th meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 38th Meeting held on 4th/5th August, 2011

2. It is noted that the proposal is for grant of Environmental Clearance for “Marvel Isola” – Residential Construction Project at Mohammadwadi, Pune by M/s. Marvel Landmarks Pvt. Ltd. SEAC considered the project under screening category 8 (a) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

Name of the Project	: “Marvel Isola” – Residential Project		
Project Proponent	: M/s. Marvel Landmarks Pvt. Ltd.		
Location of the project	: S. No. 16/2/1, 16/2/2, 16/2/3, Mohammadwadi, Pune		
Type of Project	: Construction Project		
Plot Area	: 49,850.00 sq. m. (Total) 45,232.00 sq.m (Net)		
Proposed Total built up area	: As per FSI area: 48,716.10 sq. m. Non FSI area : 39,309.44 sq. M. Total construction area: 88,025.54 sq. m.		
Estimated cost of the project	: Rs. 183.00 Crores		
Building details	Sr. N.	Building	Configuration
	1	A	2 & 3 BHK
	2	B	3.5 & 3 BHK
	3	C	4 BHK
	4	D	3.5 & 3 BHK
	5	E	3.5 & 3 BHK
	7	F	4 BHK



		8	G	4 BHK								
		9	H	4 BHK								
		10	K	4 BHK								
		11	L	4 BHK								
		12	M	4 BHK								
		13	N	4 BHK								
			Total	264 Flats								
Water Requirement	:	<ul style="list-style-type: none"> Fresh water: 117 m³/day; Recycled water: 112 m³/day Source: Pune Municipal Corporation/ Recycled water										
STP details	:	<ul style="list-style-type: none"> Sewage generation: 169 CMD Capacity of STP: 175 m³/day; Treated sewage will be used for gardening, flushing & excess shall be drained into municipal sewer line 										
Rain water Harvesting	:	<ul style="list-style-type: none"> Dimensions of recharge pit : 4 m X 2 m X 1.5 m (minimum) each Total no. of Proposed recharge pits- 13 Nos. 										
Storm water drainage	:	<ul style="list-style-type: none"> Diameter of internal storm water drainage : 350 mm 										
Solid Waste Generation	:	<ul style="list-style-type: none"> Since demolition is not involved debris will not be generated. Other construction waste will be used as filling material for leveling. Top soil will be preserved and used for landscape. Dry waste will be disposed Through PMC Wet waste will be treated by Organic Waste Converter and disposal of compost in own landscape. 										
Solid Waste Management	:	<ul style="list-style-type: none"> Dry waste : 208 kg/day Wet waste: 347 kg/day 										
Energy	:	<ul style="list-style-type: none"> Power Requirement: 4177 KVA ; Source: MSEDCL DG set of 4200 KVA capacity will be provided in case of Power Failure. 										
Energy conservation Measures	:	<ul style="list-style-type: none"> Energy efficient fluorescent tube lights and CFL lamps shall be used for Common area lighting. Use of Solar Power for water heating. Energy saving will be 12 units per panel equivalent to total 3168 Units/day. 										
Green Belt Development:	:	Green Belt: 7477 m ² ; Total trees- 421 Nos. will be planted.										
Traffic Management	:	<table border="1"> <tr> <td>II. Parking area</td> <td>8808.0 m²</td> </tr> <tr> <td>a. 2-Wheeler</td> <td>1060 No.</td> </tr> <tr> <td>b. 4-wheeler</td> <td>800 No.</td> </tr> <tr> <td>c. Cycle</td> <td>530 No.</td> </tr> </table>			II. Parking area	8808.0 m ²	a. 2-Wheeler	1060 No.	b. 4-wheeler	800 No.	c. Cycle	530 No.
II. Parking area	8808.0 m ²											
a. 2-Wheeler	1060 No.											
b. 4-wheeler	800 No.											
c. Cycle	530 No.											
Environmental Management Plan	:	Total capital cost for EMP shall be Rs. 246.75 lakhs and O & M cost Rs. 16.60 lakhs per annum.										

3. The proposal has been considered by SEIAA in its 38th 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 :-



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



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



- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption load on air conditioning. If necessary, use high quality double glass with sp reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting 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/rule 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 hybrid non conventional energy source as source of energy.
- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators 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 proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) Traffic congestion near the entry and exit points from the roads adjoining proposed project site must be avoided. Parking should be fully internalized and a public space should be utilized.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to surroundings.
- (xlii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs 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 be reported to the MPCB & this department.
- (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the mother language of the local concerned within seven days of issue of this letter, infor-



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://envis.maharashtra.gov.in>.

- (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (I) 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.
- (ii) 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.
- (iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (liii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This environmental clearance is issued as per EIA Notification, 2006. If any part of the plot is affected by CRZ then project proponent should obtain NOC from MCZMA as per FSI applicability. If there is change in building plan accordingly, project proponent should approach SEIAA with corrected plans
6. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. 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.
8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.



9. 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.
10. 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.
11. Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 60 days as prescribed under Section 35 of the National Green Tribunal Act, 2010.



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

Copy to:

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



सत्यमेव जयते

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Annexure-III

File No: SIA/MH/INFRA2/470732/2024

Government of India

Ministry of Environment, Forest and Climate Change

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



Dated 11/07/2025



To,

Vishwajeet Jhavar
Marvel LANDMARKS PRIVATE LIMITED
Jewel Tower, 301,302 Lane No. 5 , Ashok Chakra Society, Meera Nagar, Koregaon Park, Pune, PUNE,
MAHARASHTRA, 411001
marvelisola2024parivesh@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 Residential project Marvel Isola by M/s Marvel Landmarks Pvt. Ltd at S.No. 16/2/1, 16/2/2, 16/2/3 Mohammad wadi, Pune. submitted to Ministry vide proposal number SIA/MH/INFRA2/470732/2024 dated 20/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5268597N
(ii) File No.	SIA/MH/INFRA2/470732/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Residential project Marvel Isola by M/s Marvel Landmarks Pvt. Ltd at S.No. 16/2/1, 16/2/2, 16/2/3 Mohammad wadi, Pune.
(viii) Name of Company/Organization	Marvel LANDMARKS PRIVATE LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal

Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 15/05/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 15/05/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Vishwajeet Jhavar 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)

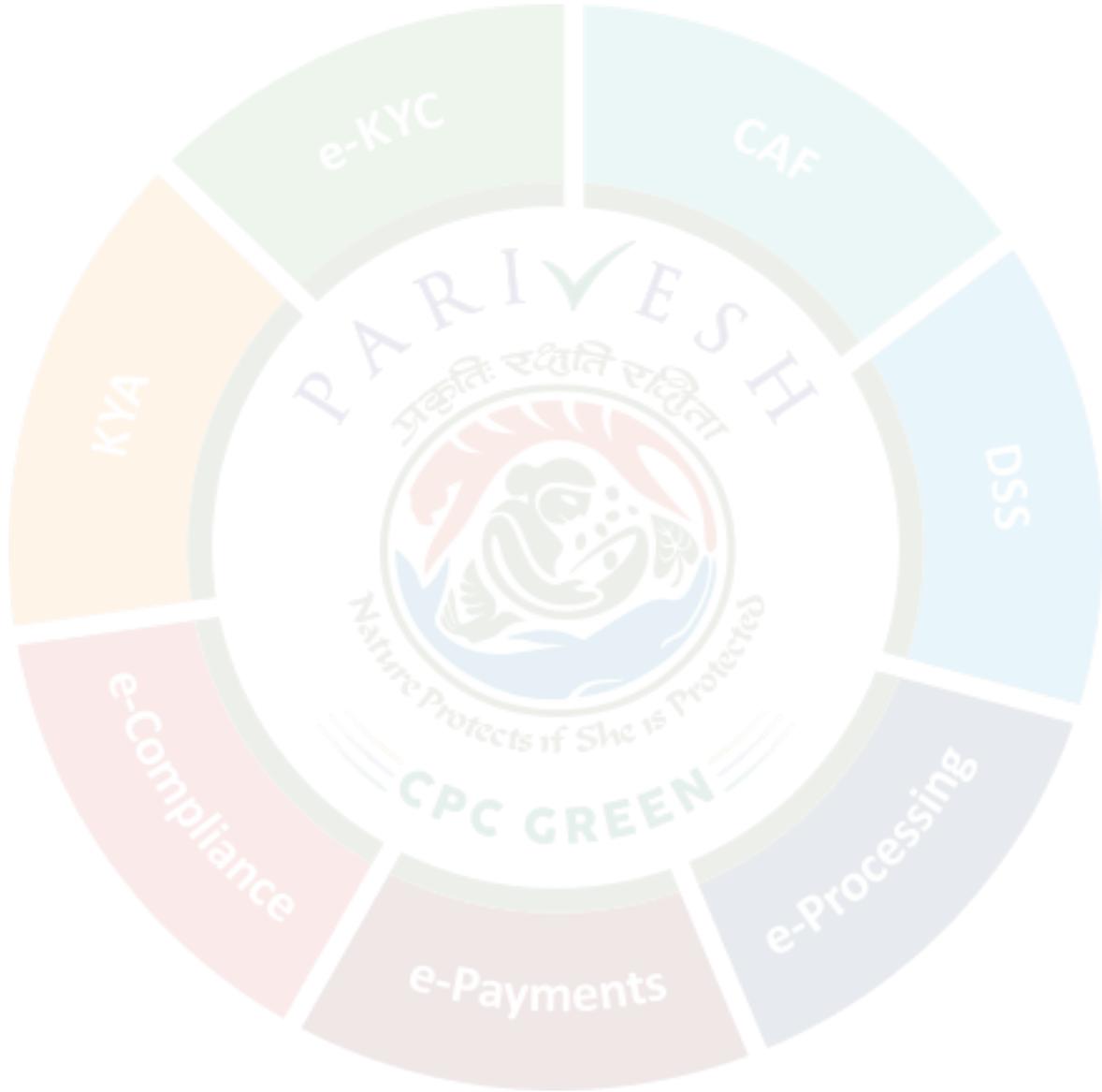
1. Specific

S. No	EC Conditions
1.1	<ol style="list-style-type: none"> 1. PP to submit the fire NoC. 2. PP to submit the revised detail landscape plan along with other details like number of trees to be planted, to be cut, distance in between them, species details etc 6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. 8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (Annexure-1 Area number)
Total Built-up Area	Total Built-up Area	148708.2	Sqm	Road	



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/470732/2024
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s Marvel Landmarks Pvt. Ltd.,
 S.No. 16/2/1, 16/2/2, 16/2/3,
 Mohammadwadi, Pune.

Subject : Environmental clearance for Proposed Residential project Marvel Isola at S.No. 16/2/1, 16/2/2, 16/2/3, Mohammadwadi, Pune by M/s Marvel Landmarks Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/470732/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 194th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 15th May, 2025.

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

	Proposal Number	SIA/MH/INFRA2/470732/2024	
2.	Name of Project	Proposed Residential project Marvel Isola by M/s Marvel Landmarks Pvt. Ltd at S.No. 16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.	
3.	Project category	8 (a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Marvel Landmarks Pvt. Ltd Through Mr. Amit Anand
		Regd. Office address	Jewel Tower, 301-302, Lane Number 5, Ashok Chakra Society, Meera Nagar, Koregaon Park, Pune, Maharashtra 411001
6.	Consultant	Rheaa Civitech Pvt Ltd NABET/EIA/2326/IA0114 valid up to January 23, 2026	
7.	Applied for	Fresh Project	
8.	Details of previous EC	Not applicable	
9.	Location of the project	S.No. 16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.	
10.	Latitude and Longitude	Latitude -18°27'53.85"N Longitude - 73°54'53.08"E	
11.	Total Plot Area (m2)	49,850.00 Sq.m	
12.	Deductions (m2)	15288.94 Sq.m	
13.	Net Plot area (m2)	39252.98 Sq.m	
14.	Proposed FSI area (m2)	88839.91 Sq.m	
15.	Proposed non-FSI area (m2)	59868.29 Sq.m	

16.	Proposed TBUA (m2)	148708.2 Sq.m					
17.	TBUA (m2) approved by Planning Authority till date	-					
18.	Ground coverage (m2) & %	20854.12					
19.	Total Project Cost (Rs.)	265 Cr					
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Activities are mentioned in the Environment Management Plan					
21.	Details of Building Configuration :						
	Previous EC Configuration			Proposed Configuration		Reason for Modification / Change :-	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	Wing A	-	-	Wing A	B +P+12	38.05	
	Wing B	-	-	Wing B	B +P+12	38.05	
	Wing C	-	-	Wing C	B +P+12	38.05	
	Wing D	-	-	Wing D	B +P+12	38.05	
	Wing E	-	-	Wing E	B +P+12	38.05	
	Wing F	-	-	Wing F	B +P+12	38.05	
	Wing G	-	-	Wing G	B +P+12	38.05	
	Wing H	-	-	Wing H	B +P+12	38.05	
	Wing K	-	-	Wing J	B +P+25	78.5	Earlier known as K and renamed to J
	-	-	-	Wing K	B1+B2+S+30	93.5	Newly proposed
	Wing L	-	-	Wing L	B1+B2+S+30	93.5	
	Wing M	-	-	Wing M	P+13	34.2	
	Wing N	-	-	Wing N	P+4	14.25	
22.	Total number of tenements	508					
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	258.00	Fresh Water	258.00		
		Recycled for Garden	26.00	Recycled for Garden	00.00		
		Flushing	129.00	Flushing	129.00		
		Total	413.00	Total	387.00		
		Waste water generation	335.00	Waste water generation	33500		
24.	Water Storage Capacity for Firefighting / UGT	Domestic – 279.00 KLD, Firefighting -600.00 KLD Drinking – 107.00 KLD					
25.	Source of water	Pune Municipal Corporation					
6.	Rainwater Harvesting (RWH)	Level of the Ground water table	Post-Monsoon water level 15m -18meter BGL Pre-Monsoon water Level 20m-25meter BGL				
		Size and no of RWH tank(s) and Quantity:	NA				
		Quantity and size of recharge pits:	20 no of pits, size- 2.0m X 2.0m X 2.0m				
		Details of UGT tanks if any:	Domestic – 279.00 KLD, Firefighting -600.00 KLD Drinking – 107.00 KLD				
27.	Sewage and Wastewater	Sewage generation in CMD:	335 KLD				
		STP technology:	MBBR				

		Capacity of STP (CMD):	355 KLD		
28.	Solid Waste Mgt. during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	8	Handover to authorized vendor	
		Wet waste:	12	Handover to authorized vendor	
		Construction waste	20	Handover to authorized vendor	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	573	Handover to SWACH	
		Wet waste:	859	Organic Waste composter	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	3.92	Handover to authorized vendor	
		STP Sludge (dry)	51.68	Used as manure	
30.	Green Belt Development	Total RG area (m2):	Required: 3925.29 , Proposed: 4618.07		
		Existing trees on plot:	18		
		Number of Proposed trees on site	520		
		Number of trees to be cut:	05		
		Number of trees to be retained:	13		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	116.25KVA		
		During Operation phase (Connected load):	7144 KW		
		During Operation phase (Demand load):	3520 KVA		
		Transformer:	(06 X 630 KVA, 1 X 315 KVA)Nos.		
		DG set:	(400 KVA x 2)		
	Fuel used:	HSD			
32.	Details of Energy saving	Energy Saved By low loss transformer with respect to Total Project	0.66%		
		Energy Saved by Solar PV Cells with respect to Total Project	3.24%		
		Energy Saved by Automatic Timer logic controller for lighting Control With respect to Overall Project	1.01%		
		Energy Saved by Solar Water Heating vs Electric Water Heating with respect to total project	7.55%		
		Energy Saved by Using VFD for Lift against conventional drive with respect to overall Project	6.33%		
		Total Energy Saving in Project In % by Energy saving measures	20.59%		
33.	Environmental Mgt. plan budget during Const. phase	Type	Details	Cost	
		Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation	₹ 21,76,635	
		O&M	Water, Noise, soil, air monitoring	1,85,600	
34.	Environmental Management plan Budget	Component	Details	Capital (L)	O & m (L/Y)
		Sewage Treatment	STP cost considered	90.70	10.88

during Operation phase	Rain Water Harvesting	RWH Pits		20.00	0.20
	Solid Waste Management	To assure proper treatment of Wet Waste, OWC will be provided		18.50	4.95
	Green Belt Develpt.	Landscaping, tree & shrub plantation		16.12	3.60
	Env. Monitoring	Environment Monitoring Cell		-	1,81,000
	Energy Saving	With all said energy saving measures like solar PV panels, hot water, low loss transformer, VFDs on lift, solar lightning		25.35	-
35. Traffic Management	Type	Required as per DCR	Actual Provided	Area /parking (m2)	
	2-Wheeler	1248	1272	2	
	4-Wheeler	1002	1100	12.5	
	Bicycles	662	755	-	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

The comparative statement for the project is as below:

Sr.	Details	Existing	Proposed	Remarks
1.	Survey No.	S.No.16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.	S.No.16/2/1, 16/2/2, 16/2/3 Mohammadwadi, Pune.	No Change
2.	Project name	"Marvel Isola" Residential Construction Project at Mohammadwadi, Pune by M/s. Marvel Landmarks Pvt. Ltd.	Proposed Residential project Marvel Isola by M/s Marvel Landmarks Pvt. Ltd at Mohammadwadi, Pune. S.No. 16/2/1, 16/2/2, 16/2/3 M/s. Marvel Landmarks Pvt. Ltd.	No Change
3.	Plot area	49850 sq.mt.	49850 sq.mt.	No Change
4.	FSI	48716.10 sq.mt.	88839.91 sq.mt.	Increased by 40,123.81 Sq.m
5.	Non FSI	39309.44 sq.mt.	59868.29 sq.mt.	Increased by 20,558.85 Sq.m
6.	Built up Area	88025.54 sq.mt.	148708.2 sq.mt.	Increased by 60,682.66 sq.m
7.	Name of Buildings / Wings	. A, B, C,D,E,F,G,H,K,L,M,N	Wing. -. A,B, C,D,E,F,G,H,J,K,L,M,N	One Building has been added
8	Bldg. Configuration	(1) Wing A- B +P+12 (2) Wing B- B +P+12 (3) Wing C- B +P+12 (4)Wing D- B +P+12 (5)Wing E- B +P+12 (6)Wing F- B +P+12 (7)Wing G- B +P+12 (8)Wing H- B +P+12 (9)Wing K – B1+S+22 (10)Wing L- S+10 (11)Wing M- P+11 (12)Wing N- P+4	(1) Wing A- B +P+12 (2) Wing B- B +P+12 (3) Wing C- B +P+12 (4)Wing D- B +P+12 (5)Wing E- B +P+12 (6)Wing F- B +P+12 (7)Wing G- B +P+12 (8)Wing H- B +P+12 (9) Wing J - B1+S+25(Earlier Known as K) (10) Wing L- B1+B2+S+30 (11)Wing M- P+13 (12)Wing N- P+4 (13)Wing K - B1+B2+S+30	Building A to H are completed Building K Under Construction (Work Stopped on 1 sept 2018) Building KLMN are proposed with Increased floors

9	No. of Office/showroom (nos.)	Flats - 264 no's	Flats - 508 no's	Increased by 244 no's flats As no of floors increased & 1 Building J is Increased
10	Project Cost – Cr	183 Cr	265 Cr	Increased by 82 Cr.
11	Total Water requirement	Total water requirement: 262 KLD Fresh water: 117 KLD	Total water requirement: 413 KLD Fresh water: 258 KLD	Total Water Increased by 151 KLD Fresh Water Increased by 141 KLD
12.	Sewage generation	169 KLD	335 KLD	Increased by 166
13	STP Capacity	175 KLD	355 KLD	Increased by 180 KLD
14	Solid waste management	Wet garbage – 347 Kg/day Dry Garbage - 208 Kg/day STP Sludge – -Kg/day	Wet garbage – 859 Kg/day Dry Garbage 573 Kg/day STP Sludge – 51.68 Kg/day	Increased by Wet garbage 512 Kg/D Dry Garbage - 365 Kg/D
17	RWH Pits	13 Nos.	20 Nos. (7 no. Roof top and 13 no. of surface)	Increased by 07 nos'
18	Transformer DG sets	Transformer: (06 X 630 KVA, 1 X 315 KVA) Nos. DG sets: (400 KVA x 1)	Transformer: (06 X 630 KVA, 1 X 315 KVA) Nos. DG sets: (400 KVA x 2)	Increased Due to increase in no of Building & Tenaments
19	Energy Saving	19.82%	20.59%	Increased by 0.79 %
20	Traffic LOS	'C' Category	'C' Category	No Change
21	Parking Proposed (nos.)	4-Wheeler - 800 2-Wheeler - 1060 Bicycles - 530	4-Wheeler - 1100 2-Wheeler - 1272 Bicycles - 755	As Per the local norms, parking no's increased

3. Proposal is an expansion of existing construction project. PP has obtained earlier Environment Clearance dated 1st October, 2011 for the total plot area: 49,850 Sqm, FSI Area: 48,716.10 Sqm, Non-FSI Area : 39,309.44 Sqm, Total Built Up Area : 88,025.54 Sqm. Proposal has been considered by SEIAA in its 292nd (Day-5) meeting held on 15th May, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the fire NoC.
2. PP to submit the revised detail landscape plan along with other details like number of trees to be planted, to be cut, distance in between them, species details etc
3. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not**

located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.

4. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
5. PP to prepare and implement plan to make proposed project a plastic free zone.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
7. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided part of their RG is proposed on podium 2483.55 m² and 2134.52 m² on mother earth) as per the approved layout by Local Planning authority. This EC is subject to final outcome in the Civil Appeal Diary no. 19266/2024 pending before the Hon'ble Supreme Court.
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. 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.
5. SEIAA decided to grant EC for FSI- 88,665.19 m², Non FSI- 59,637.58 m², Total BUA- 1,48,302.77 m². (Plan approval No- IOD-1/ 7852 dated 06.02.2025)

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
(Member Secretary, SEIAA)

Copy to:

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

FLOOR	TYPE	NET F.S.I.	PERMISSIBLE BALCONY	PROPOSED BALCONY	TOTAL TERRACE	LIFT M/C AREA	LIFT DEDUCTION	COVERAGE	STAIRCASE AREA	TOTAL TERRACE
STILT										
1ST	WING A	502.75		57.71						
2ND	WING A	502.75		57.71						
3RD	WING A	502.75		57.71						
4TH	WING A	502.75		57.71						
5TH	WING A	502.75		57.71						
6TH	WING A	502.75		57.71						
7TH	WING A	502.75		57.71						
8TH	WING A	502.75		57.71						
9TH	WING A	502.75		57.71						
10TH	WING A	502.75		57.71						
11TH	WING A	502.75		57.71						
STILT										
1ST	WING B	512.47		59.53						
2ND	WING B	512.47		59.53						
3RD	WING B	512.47		59.53						
4TH	WING B	512.47		59.53						
5TH	WING B	512.47		59.53						
6TH	WING B	512.47		59.53						
7TH	WING B	512.47		59.53						
8TH	WING B	512.47		59.53						
9TH	WING B	512.47		59.53						
10TH	WING B	512.47		59.53						
11TH	WING B	512.47		59.53						
STILT										
1ST	WING C	289.81		30.74						
2ND	WING C	289.81		30.74						
3RD	WING C	289.81		30.74						
4TH	WING C	289.81		30.74						
5TH	WING C	289.81		30.74						
6TH	WING C	289.81		30.74						
7TH	WING C	289.81		30.74						
8TH	WING C	289.81		30.74						
9TH	WING C	289.81		30.74						
10TH	WING C	289.81		30.74						
11TH	WING C	289.81		30.74						
TOTAL AREA		13830.63	2074.89	1586.13	74 NOS.	55.44	1573.29	19.44	56.48	1084.92

NET PROPOSED AREA = 13830.63 SQM

NET COVERAGE = 1373.29 SQM

NET COVERAGE = 1373.29 SQM

STAMP FOR APPROVAL

1/12

APPROVED BY: [Signature]

DATE: [Date]

FOR: [Project Name]



AREA STATEMENT

1. AREA OF PLOT S.NO. 16211-16221-1623	48850.0
2. AREA UNDER ROAD RESERVATION	4725.10
3. AREA UNDER HIGH RESERVATION	11619.51
4. BALANCE PLOT AREA	33505.39
5. DEDUCTIONS	
A) OPEN SPACE (10%)	3351.38
B) TRANSFORMER	600.00
C) AREA UNDER NALA AS ON SITE	324.12
D) AS PER PRIMOVE NALA	246.98
6. NET PLOT AREA	26002.95
7. F.S.I. PERMISSIBLE (20032.85 + 500.0 - 324.12)	26957.07
8. F.S.I. PROPOSED	13600.63
9. COVERAGE PERMISSIBLE (20%)	5616.59
10. COVERAGE PROPOSED	1373.29
11. TENEMENTS PERMISSIBLE @250THA	562 NOS.
12. TENEMENTS PROPOSED	74 NOS.

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON DATE..... & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD

ARCHITECT'S SIGNATURE: [Signature]

PROPOSED BUILDING AT S.NO. 16211 + 16221 + 1623 + 1623, MOHAMMADWADI, PUNE.

FOR: M/S MARVEL LANDMARKS PVT.LTD

P.A.H.: SHRI. MAHESH. B. LADDOHA

M/S MARVEL LANDMARKS PVT.LTD

MALWADKAR ARCHITECTS
B.N. MALWADKAR,
RAHUL MALWADKAR,
LAXMI NARAYAN CO. OP. HSG. SOCIETY,
PUNE, GAJIN PETH, GAJIBI STREET,
PUNE - 411 008

OPEN SPACE - 1 CALCULATION

1) 48.55 X 17.88 X 0.5 = 438.27 SQM
2) 48.55 X 17.34 X 0.5 = 429.60 SQM
TOTAL = 867.87 SQM

OPEN SPACE - 2 CALCULATION

1) 78.37 X 25.38 X 0.5 = 988.37 SQM
2) 78.37 X 20.09 X 0.5 = 788.94 SQM
3) 10.79 X 20.09 X 0.5 = 108.94 SQM
4) 13.79 X 20.09 X 0.5 = 139.35 SQM
5) 10.00 X 20.09 X 0.5 = 100.45 SQM
TOTAL = 2463.49 SQM

TOTAL = OPEN SPACE 1 + OPEN SPACE 2
= 867.87 + 2463.49
= 3351.36 SQM

U.G. WATER TANK STATEMENT

WING A	37,500 LITS
WING B	37,500 LITS
WING C	15,000 LITS
TOTAL	90,000 LITS = 100,000 LITERS (approx)

PARKING STATEMENT

PARKING REQD. BY RULE = 363 NOS. OF TREES

VEHICLE	CAR	SCOOTER	CYCLE
WING A	32 NOS.	96	128
WING B	32 NOS.	96	128
WING C	10 NOS.	30	40
TOTAL	74 NOS.	222 NOS.	296 NOS.

AREA REQD. = 222X12.50 + 296X2.0 + 148X0.75
= 2775 + 592.0 + 111.0
= 3478.00 SQM

AREA PROVIDED = 9000.00 SQM

TREES STATEMENT

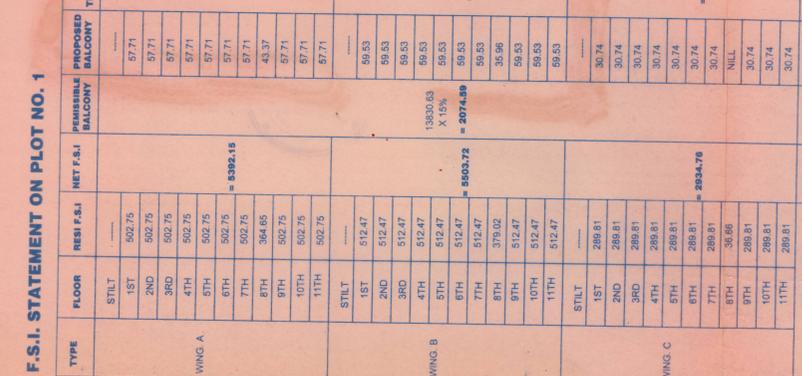
TOTAL NET PLOT AREA = 26002.95 SQM
REQUIRED TREES = 1 TREE / 80 SQM
AS PER RULE = 26002.95 / 80
= 363 NOS. OF TREES

PROVIDED TREES = 371 NOS.

NALA CHANNEL SECTION

NALA CALCULATION

1] AREA UNDER NALA AS ON SITE 54.02X06 = 324.12
2] AREA AS PER PRIMOVE NALA 54.88X4.50 = 246.96
TOTAL = 571.08



AREA UNDER HDH RESERVATION (11619.51 SQM)

ANNEXURE

ANNEXURE SPACE AREA CALCULATION -
1) 180 X 1.90 X 3.24 = 1080.72 SQM
2) 180 X 1.90 X 3.24 = 1080.72 SQM
3) 180 X 1.90 X 3.24 = 1080.72 SQM
4) 180 X 1.90 X 3.24 = 1080.72 SQM
TOTAL ANNEXURE AREA = 4322.88 SQM

NET PROPOSED AREA = 13830.63 SQM

NET COVERAGE = 1373.29 SQM

NET COVERAGE = 1373.29 SQM

STAMP FOR APPROVAL

1/12

APPROVED BY: [Signature]

DATE: [Date]

FOR: [Project Name]



AREA STATEMENT

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5. DEDUCTIONS	
A) OPEN SPACE (10%)	3351.38
B) TRANSFORMER	600.00
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AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON DATE..... & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD

ARCHITECT'S SIGNATURE: [Signature]

PROPOSED BUILDING AT S.NO. 16211 + 16221 + 1623 + 1623, MOHAMMADWADI, PUNE.

FOR: M/S MARVEL LANDMARKS PVT.LTD

P.A.H.: SHRI. MAHESH. B. LADDOHA

M/S MARVEL LANDMARKS PVT.LTD

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B.N. MALWADKAR,
RAHUL MALWADKAR,
LAXMI NARAYAN CO. OP. HSG. SOCIETY,
PUNE, GAJIN PETH, GAJIBI STREET,
PUNE - 411 008

OPEN SPACE - 1 CALCULATION

1) 48.55 X 17.88 X 0.5 = 438.27 SQM
2) 48.55 X 17.34 X 0.5 = 429.60 SQM
TOTAL = 867.87 SQM

OPEN SPACE - 2 CALCULATION

1) 78.37 X 25.38 X 0.5 = 988.37 SQM
2) 78.37 X 20.09 X 0.5 = 788.94 SQM
3) 10.79 X 20.09 X 0.5 = 108.94 SQM
4) 13.79 X 20.09 X 0.5 = 139.35 SQM
5) 10.00 X 20.09 X 0.5 = 100.45 SQM
TOTAL = 2463.49 SQM

TOTAL = OPEN SPACE 1 + OPEN SPACE 2
= 867.87 + 2463.49
= 3351.36 SQM

U.G. WATER TANK STATEMENT

WING A	37,500 LITS
WING B	37,500 LITS
WING C	15,000 LITS
TOTAL	90,000 LITS = 100,000 LITERS (approx)

PARKING STATEMENT

PARKING REQD. BY RULE = 363 NOS. OF TREES

VEHICLE	CAR	SCOOTER	CYCLE
WING A	32 NOS.	96	128
WING B	32 NOS.	96	128
WING C	10 NOS.	30	40
TOTAL	74 NOS.	222 NOS.	296 NOS.

AREA REQD. = 222X12.50 + 296X2.0 + 148X0.75
= 2775 + 592.0 + 111.0
= 3478.00 SQM

AREA PROVIDED = 9000.00 SQM

TREES STATEMENT

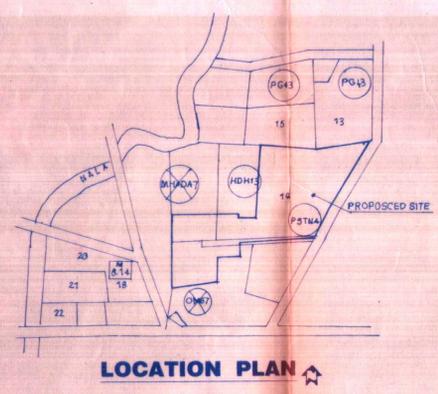
TOTAL NET PLOT AREA = 26002.95 SQM
REQUIRED TREES = 1 TREE / 80 SQM
AS PER RULE = 26002.95 / 80
= 363 NOS. OF TREES

PROVIDED TREES = 371 NOS.

NALA CHANNEL SECTION

NALA CALCULATION

1] AREA UNDER NALA AS ON SITE 54.02X06 = 324.12
2] AREA AS PER PRIMOVE NALA 54.88X4.50 = 246.96
TOTAL = 571.08



LOCATION PLAN

F.S.I. STATEMENT ON PLOT NO. B

TYPE	NET F.S.I	PERMISSIBLE BALCONY	NET BALCONY	COVERAGE	LIFT DEDUCTION	LIFT M/C AREA	NET TERRACE	NET TOILET	NET A.H.U	TOTAL TENEMENTS
WING A HT. : 34.20M	5150.84		731.32	569.18	6.84	13.42	598.38	NILL	NILL	48 Nos
WING B HT. : 34.20M	5726.61		819.84	720.08	6.84	26.60	1212.87	30.00	102.80	36 Nos
WING C & F HT. : 34.20M	3261.28 8522.56		530.01 1060.02	447.41 894.82	6.84 13.68	17.68 35.36	872.74 1745.48	27.36 54.72	89.64 179.28	12 Nos 24 Nos
WING D HT. : 34.20M	5681.50		619.65	711.51	6.84	44.74	1214.15	31.66	104.16	36 Nos
WING E HT. : 34.20M	5681.38	28712.75 X 15%	886.98	711.95	6.84	18.00	1194.43	31.56	102.60	36 Nos
TOTAL AREA	28712.75	4306.91	4316.01	3607.54	41.04	106.12	5965.31	147.94	488.64	180 Nos

EXCESS BALC. TAKING IN F.S.I : 4306.91-4318.01 : 11.10Sqm
 28712.75 + 11.10 : 28723.85 Sqm.
NET PROPOSED AREA = 28723.85 SQM

CONNECTED TERR. AREA = 70.85 SQM
 COVERAGE = 3607.54 SQM
 NET COVERAGE = 3678.39 SQM

TREES STATEMENT
 TOTAL NET PLOT AREA = 29082.95 SQM
 REQUIRED TREES = 1 TREE / 80 SQM
 AS PER RULE = 29082.95/ 80 SQM
 = 363 NOS. OF TREES
 PROVIDED TREES = 371 NOS.

CONNECTED TERR. AREA CALCULATION
 1) 10.0 X 20.24 = 202.4 SQM
 2) 1.0 X 30.26 = 30.26 " "
 3) 1.00 X 20.35 = 20.35 " "
 TOTAL = 70.85 SQM

OPEN SPACE - 1 CALCULATION
 1) 49.55 X 17.69 X 0.5 = 438.27 SQM
 2) 49.55 X 17.34 X 0.5 = 429.60 " "
 TOTAL = 867.87 SQM

OPEN SPACE - 2 CALCULATION
 1) 76.37 X 25.36 X 0.5 = 968.37 SQM
 2) 76.37 X 29.09 X 0.5 = 1110.80 " "
 3) 10.79 X 29.09 X 0.5 = 156.94 " "
 4) 13.79 X 20.806 X 0.5 = 143.35 " "
 5) 10.00 X 20.806 X 0.5 = 104.03 " "
 TOTAL = 2483.49 SQM

TOTAL = OPEN SPACE 1 + OPEN SPACE 2
 = 867.87 + 2483.49
 = 3351.36 SQM

AREA STATEMENT	SQM.
1 AREA OF PLOT S NO 16/2/1+16/2/2+16/2/3	49850.00
2 AREA UNDER ROAD WIDENING	4725.10
3 AREA UNDER HDH RESERVATION	11619.51
4 BALANCE PLOT AREA (1)-(2)-3)	33505.39
5 DEDUCTIONS	
A) OPEN SPACE (10%) (4)	3351.36
B) TRANSFORMER	500.00
C) AREA UNDER NALA AS ON SITE	324.12
D) AS PER PRIMOVE NALA	246.96
E) AMENIETY SPACE 15% OF (4) ON HDH reservation	5029.76
6 NET PLOT AREA (4)+(5B)-(5A-5C-5D)	29082.95
7 F S I PERMISSIBLE (6)	29082.95
8 F S I PROPOSED	28712.75
9 PERMISSIBLE BALCONY (15%) (8)	4306.91
10 PROPOSED BALCONY	4318.01
11 EXCESS BALCONY TAKING IN F.S.I	11.10
12 TOTAL F.S.I. PROPOSED (8)+(11)	28723.85
13 COVERAGE PERMISSIBLE (20%) (6)	5816.59
14 COVERAGE PROPOSED	3678.39
15 TENEMENTS PERMISSIBLE @250T/HA (6)	727 NOS.
16 TENEMENTS PROPOSED	180 NOS.

U.G. WATER TANK STATEMENT

BLDG.	U.G. WATER TANK PROVD.
WING A	66,600 LITS
WING B	56,450 LITS
WING C	32,150 LITS
WING D	56,450 LITS
WING E	56,450 LITS
WING F	32,150 LITS
TOTAL	3,02,250 LITS

O.H. WATER TANK STATEMENT

BLDG.	O.H. WATER TANK PROVD.
WING A	52,400 LITS
WING B	44,300 LITS
WING C	38,100 LITS
WING D	44,300 LITS
WING E	44,300 LITS
WING F	38,100 LITS
TOTAL	2,61,500 LITS

PARKING STATEMENT
 PARKING REQD. BY RULE = cars:3, scooters:4, cycles:2

BLDG.	TOTAL TENEMENTS	CAR	SCOOTER	CYCLE
WING A 150	48 NOS.	144	192	96
WING B 150	36 NOS.	108	144	72
WING C 150	12 NOS.	36	48	24
WING D 150	36 NOS.	108	144	72
WING E 150	36 NOS.	108	144	72
WING F 150	12 NOS.	36	48	24
TOTAL PARKING REQUIRED	727 NOS.	540 NOS.	720 NOS.	360 NOS.
TOTAL PARKING PROVIDED	180 NOS.	701 NOS.	958 NOS.	456 NOS.

AREA REQD. = (701 X 12.50) + (958 X 2.0) + (456 X 0.75)
 = 8762.50 + 1916 + 342
 = 10678.84 SQM
 AREA PROVIDED = 15203.29 SQM

AREA UNDER HDH RESERVATION
 (11619.51 SQM)

AMENIETY SPACE
 (5029.76 SQM)

BLDG. B
 PODIUM LVL+1.0M

STILT / PUDIUM FLOOR

NALA CHANNEL SECTION

NALA CALCULATION

- 1) AREA UNDER NALA AS ON SITE 54.02X06 = 324.12
- 2) AREA AS PER PRIMOVE NALA 54.88X4.50 = 246.96
- TOTEL = 571.08**

ADJ.S. NO.18

ADJ.S. NO.16(PART)

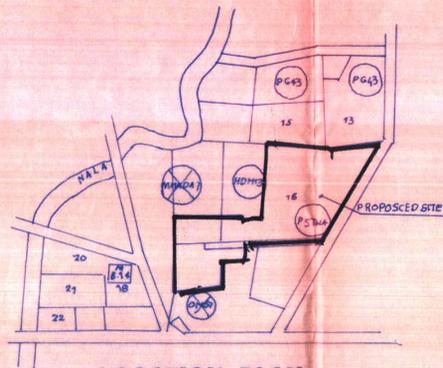
ADJ.S. NO.16(PART)

P.A.H. --- Shri. Mahesh. B. Laddha
M/S MARVEL LANDMARKS PVT.LTD

MALWADKAR ARCHITECTS
B.N. MALWADKAR.
RAHUL MALWADKAR.

LAXMI-NARAYAN CO. OP. HSG. SOCIETY,
 914, SADASHIV PETH, GADGIL STREET,
 PUNE - 411030
 PH- 3049 1518

श्री मालवकर अर्किटेक्ट्स प्रा. लि. 23/9/2010
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC/2005/110
 Shri. Mahesh B. Laddha
 Building Inspector Assistant Engineer P.M.C.
 PUNJ MUNCIPAL CORPORATION
 PUNJ
 APPROVED



F.S.I. STATEMENT

TYPE	NET F.S.I	PERMISSIBLE BALCONY	NET BALCONY	NET PASSAGE	NET LOBBY	NET STAIRCASE	COVERAGE	LIFT DEDUCTION	LIFT M/C AREA	NET TERRACE	NET TOILET	NET A.H.U.	TOTAL TENEMENTS	
WING A HT. 34.20M	4221.36		731.32	344.04	424.56	160.68	491.74	6.84	13.42	653.76	NILL	NILL	46 Nos	
WING B HT. 34.20M	4353.06		819.84	421.44	477.36	207.88	621.22	6.84	26.60	1276.60	30.00	102.60	36 Nos	
WING CAF HT. 34.20M	2785.72		530.01	30.96	286.20	175.81	408.67	6.84	17.69	937.84	27.36	89.64	12 Nos	
WING D HT. 34.20M	4676.23		1060.02	61.92	672.40	381.62	772.56	13.66	36.36	1745.48	54.72	179.28	24 Nos	
WING E HT. 34.20M	4588.81		895.96	606.48	289.80	192.93	635.07	6.84	18.00	1285.07	31.56	102.60	36 Nos	
WING G&H HT. 34.20M	3319.10		143.26	72.80	316.65	180.61	452.76	6.84	18.56	742.84	32.40	NILL	12 Nos	
TOTAL AREA	30009.10	30009.10 X 15%	4501.36	4604.53	2188.56	2569.26	1458.61	4062.98	54.72	145.24	7782.26	212.64	488.64	204 Nos

EXCESS BALC. TAKING IN F.S.I. 4501.36-4604.53 : 103.17 Sqm
 30009.10 + 103.17 : 30112.27 Sam
NET PROPOSED AREA = 30112.27 SQM

CONNECTED TERR. AREA = 77.27 SQM
 COVERAGE = 4062.98 SQM
 NET COVERAGE = 4140.25 SQM

TREES STATEMENT
 TOTAL NET PLOT AREA = 29982.95 SQM
 REQUIRED TREES = 1 TREE / 80 SQM
 AS PER RULE = 29982.95/80 SQM
 = 363 NOS. OF TREES
 PROVIDED TREES = 311 NOS.

CONNECTED TERR. AREA CALCULATION
 1) 1.00 X 20.24 = 20.24 SQM
 2) 1.00 X 30.26 = 30.26 !!
 3) 1.00 X 26.77 = 26.77 !!
 TOTAL = 77.27 SQM

OPEN SPACE - 1 CALCULATION
 1) 54.25 X 18.095 X 0.5 = 490.82 SQM
 2) 54.25 X 17.76 X 0.5 = 481.74 !!
 TOTAL = 972.56 SQM

OPEN SPACE - 2 CALCULATION
 A) 22.73 X 80.11 = 1820.50 SQM
 B) 10.69 X 39.72 X 0.50 = 212.30 !!
 C) 17.98 X 35.61 X 0.50 = 320.13 !!
 D) 24.77 X 10.514 X 0.50 = 130.22 !!
 TOTAL = 2483.55 SQM

TOTAL = OPEN SPACE 1 + OPEN SPACE 2
 = 972.56 + 2483.55
 = 3456.11 SQM

U.G. WATER TANK STATEMENT

RESI. BLDG.	U.G. WATER TANK PROVIDED
WING A	66,600 LITS
WING B	56,450 LITS
WING C	32,150 LITS
WING D	56,450 LITS
WING E	56,450 LITS
WING F	32,150 LITS
WING G	32,150 LITS
WING H	32,150 LITS
TOTAL	3,66,550 LITS

O.H. WATER TANK STATEMENT

RESI. BLDG.	O.H. WATER TANK PROVIDED
WING A	52,400 LITS
WING B	44,300 LITS
WING C	38,100 LITS
WING D	44,300 LITS
WING E	44,300 LITS
WING F	38,100 LITS
WING G	38,100 LITS
WING H	38,100 LITS
TOTAL	29,3,400 LITS

PARKING STATEMENT

PARKING REQD BY RULE = cars 3, scooters 4, cycles 2

BLDG.	TOTAL TENEMENTS	CAR	SCOOTER	CYCLE
WING A 150	48 NOS.	144	192	96
WING B 150	36 NOS.	108	144	72
WING C 150	12 NOS.	36	48	24
WING D 150	36 NOS.	108	144	72
WING E 150	36 NOS.	108	144	72
WING F 150	12 NOS.	36	48	24
WING G 150	12 NOS.	36	48	24
WING F 150	12 NOS.	36	48	24
TOTAL PARKING REQUIRED	612 NOS.	816 NOS.	408 NOS.	
TOTAL PARKING PROVIDED	204 NOS.	612 NOS.	408 NOS.	

AREA REQD = (612 X 12.50) + (816 X 2.0) + (408 X 0.75)
 = 7650 + 1632 + 306
 = 9588 SQM
 AREA PROVIDED = BASEMENT AREA + COVERAGE AREA = 10883.25 SQM

AREA UNDER HDH RESERVATION (11619.51 SQM)

AMENITY SPACE (5029.76 SQM)

STILT / PUDIUM FLOOR

NALA CHANNEL SECTION

NALA CALCULATION

- 1) AREA UNDER NALA AS ON SITE 54.02X06 = 324.12
- 2) AREA AS PER PRIMOVE NALA 54.88X4.50 = 246.96

TOTEL = 571.08

AREA UNDER 12.0 M. WIDE D.P. ROAD
 1) 32.00 X 12.00 = 384.00 SQM
 2) 47.60 X 6.00 = 285.60 !!
 3) 112.50 X 6.00 X 0.5 = 337.50 !!
 4) 112.50 X 5.97 X 0.5 = 335.81 !!
 5) (4.21+9.50)X16.60X0.5 = 108.31 !!
 NET AREA = 1451.22 SQM

AREA UNDER 18.0 M. WIDE D.P. ROAD
 1) 9.00 X 7.84 X 0.5 = 35.28 SQM
 2) 9.00 X 179.80 = 1618.20 !!
 3) (9.00+7.20)X57.50X0.5 = 485.75 !!
 4) 18.82 X 12.09 X 0.5 = 101.68 !!
 NET AREA = 2218.21 SQM

TOTAL = 12.0M W ROAD + 18.0M W ROAD
 = 1451.22 + 2218.21
 = 3669.43 SQM

AREA STATEMENT

NO.	DESCRIPTION	SQM.
1	AREA OF PLOT S NO 16/2/1+16/2/2+16/2/3	49850.00
2	AREA UNDER ROAD WIDENING (12.0m & 18.0m road)	3669.43
3	AREA UNDER HDH RESERVATION	11619.51
4	BALANCE PLOT AREA (1) - (2 + 3)	34581.06
5	DEDUCTIONS	
	A) OPEN SPACE (10%) (4)	3458.11
	B) TRANSFORMER	500.09
	C) AREA UNDER NALA AS ON SITE	324.12
	D) AS PER PRIMOVE NALA	246.96
6	NET PLOT AREA (4) - (5A + 5B + 5C + 5D)	30033.78
7	F.S.I PERMISSIBLE (6) + (6B)	30533.87
8	F.S.I PROPOSED	30009.10
9	PERMISSIBLE BALCONY (15%) (8)	4501.36
10	PROPOSED BALCONY	4604.53
11	EXCESS BALCONY TAKING IN F.S.I.	103.17
12	TOTAL F.S.I PROPOSED (8) + (11)	30112.27
13	COVERAGE PERMISSIBLE (20%) (9)	8006.76
14	COVERAGE PROPOSED	4140.25
15	TENEMENTS PERMISSIBLE @250T/HA (6)	751 NOS.
16	TENEMENTS PROPOSED	204 NOS.

LEGEND
 PLOT BOUNDARY: BLACK
 PROPOSED WORK: RED
 DRAINAGE LINE: RED DOTTED
 WATER LINE: BLACK DOTTED
 ROAD WIDENING LINE: GREEN DOTTED

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON DATED..... & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD.

ARCHITECT'S SIGNATURE
PROPOSED BUILDING AT S.NO. 16/2/1 + 16/2/2 + 16/2/3, MOHAMMADWADI, PUNE.
FOR :- M/S MARVEL LANDMARKS PVT.LTD

P.A.H.:- Shri. Mahesh. B. Laddha
M/S MARVEL LANDMARKS PVT.LTD

MALWADKAR ARCHITECTS
B.N. MALWADKAR.
RAHUL MALWADKAR.
 LAXMI-NARAYAN CO. OP. HSG. SOCIETY,
 914, SADASHIV PETH, GADGIL STREET,
 PUNE - 411030
 PH- 3049 1518

SCALE: 1:500
 DATE: 28/09/2010
 MARVEL (SQA) / 16/2/1-2/3/10 / FREE F.S.I. 1/20/10 STILT-PUDIUM PLAN

160



महाराष्ट्र MAHARASHTRA
For Undertaking

2025

EK 837878

मुद्रांक नोंदवही अनुक्रमांक 7728 - 9 DEC 2025 दिनांक रु. 500/-

मुद्रांक विक्रेता घेणाऱ्याचे नांव Mrs. Marvel Landmarkes Pvt. Ltd.

व रहिवासी पत्ता Koregaon Park Pune - 1

हस्तोक्त करणारा Akash Kamble KP Pune

मुद्रांक विक्रेता/हस्तोक्त करणाराचे स्वाक्षरी

ज्या कारणासाठी मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी करणे कायदासह मतेच्या आत वापरणे बंधनकारक आहे.



26 NOV 2025

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

Kamble

सौ. लता कनकुरे

अ१४, विद्युत नगर, कोरेगांव पार्क, पुणे-१.
मुद्रांक विक्रेती परवाना क्र: २२०११२८

UNDERTAKING

UNDERTAKING

TO WHOMSOEVER IT MAY CONCERN

Subject: Undertaking regarding temporary structure on site.

Respected Sir,

Our project **Marvel Isola**, by **Marvel Landmarks Pvt. Ltd.** located at Mouje Mohammad wadi, Survey Nos. 16/2/1, 16/2/2, and 16/2/3, initially received its **1st Environmental Clearance (EC) dated 1st Oct 2011**. Construction commenced in accordance with this EC, and Buildings A, B, C, D, E, F, G, and H were completed and handed over to the society in 2016.

Building J, previously referred to as K, was under construction as per the EC dated 1st October 2011; however, work was **halted on 01.09.2018**. Subsequently, we obtained a **revised EC dated 11th July 2025**, which included the renaming of **Building K to J**, and construction was resumed exclusively for **Building J**. Following the 11th July 2025 EC, **temporary structures were erected on-site** to facilitate ongoing project activities.

We hereby assure that the current temporary structures, including the sample flat and sales office which is under construction, will be demolished upon project completion.

Kindly consider the above undertaking.

Thanking you,

Yours faithfully,



For M/s. **Marvel Landmarks Private Limited**

Mr. Vishwajeet Subhash Jhavar

Director

पुणे महानगरपालिका

Annexure-VII

शिवाजीनगर, पुणे ४११००५.

I

0005258

बांधकाम नियंत्रण कार्यालय

क्रमांक : 000/1437/12

दिनांक : 16/2/13

पार्ट-I

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

भोगवटा पत्र इमारत विंग 'A'-संपूर्ण

श्री. / श्रीमती

मार्कम लॅबमार्क प्रा.वि. तर्फे. श्री महेश लढवा (PAH)

राहणार

तर्फे त्या. राहुल माळवकर, लक्ष्मी-नारायण को. ऑफ. हौ. सो
914, सदाशिव पेठ, शास्त्रीक स्ट्रीट पुणे-411030.

यांस -

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

सर्व्हे क्र. 16/21+16/22+16/23 पी. स्कीम नंबर इमारत विंग 'A' यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक CC/3383/12-04/02 दिनांक २०१३

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 04/02/२०१३ 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 विंग A मान्य नकाशानुसार

अ.क्र.	मजले	विंग A
१	तळ मजला	संपूर्ण पार्किंग
२	1 st	101, 102, 103, 104
३	2 nd	201, 202, 203, 204
४	3 rd	301, 302, 303, 304
५	4 th	401, 402, 403, 404
६	5 th	501, 502, 503, 504
७	6 th	601, 602, 603, 604
८	7 th	701, 702, 703, 704
९	8 th	801, 802, 803, 804
१०	9 th	901, 902, 903, 904
११	10 th	1001, 1002, 1003, 1004
१२	11 th	1101, 1102, 1103, 1104
१३	12 th	1201, 1202, 1203, 1204
	एकूण	४८ सदनिका

असे एकूण ४८ सदनिका संपूर्ण पार्किंगसह फक्त
अट भाविण्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा.
सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टिशन वगैरे
अगर ग्रील लावून पार्किंग बंदीस्त करणे इ.) केल्यास, कोणतेही
पूर्व सुचना न देता सदरची संपूर्ण अनधिकृत बांधकामे पाडण्यात
येतील व त्याप्रित्यर्थ येणारा संपूर्ण खर्च फ्लॅटधारक/मालक
बांधकाम वसूल करण्यात येईल.

सहसर्गक अभियंता,

बांधकाम नियंत्रण क्र. 2

पुणे महानगरपालिका.

14/2/13

0005281

163
पार्ट- II

बांधकाम नियंत्रण कार्यालय

क्रमांक : 000/9890/93

दिनांक : ५/२/१४



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

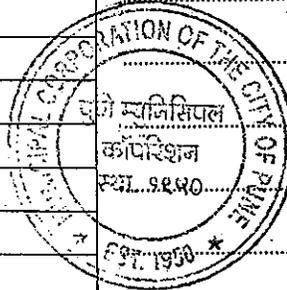
भोगवटा पत्र इमारत विंग 'B' व 'C' संपूर्ण

श्री. / श्रीमती **मार्किल लॅन्डमार्क प्रा. वि. तर्फे - श्री महेश लढा (PAT)**
 राहणार **तर्फे त्या. आर्की-श्री. राहुल माळवकर, समर्थ बिल्डींग**
मोकेश सोसाय. बिकवेवाडी फ्लॅट-३७ यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ **महामदवाडी** घसंक - फायनल प्लॉट क्र. / -
 सर्व्हे क्र. **16121+16122+16123** टी. पी. स्क्रीन नंबर **इमारत विंग 'B' व 'C'**
 इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक **CC/3549/13** दिनांक **24/01/2014**
 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 **24/09/2012** 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.

मान्य नकाशा नुसार उपयोगात आणावयाच्या बांधकामाचे वर्णन

इमारत विंग 'बी' आणि 'सी' मान्य नकाशानुसार			
अ.क्र.	मजले	विंग 'बी'	विंग 'सी'
१	पहिला	बी १०१, बी १०२, बी १०३	सी १०१
२	दुसरा	बी २०१, बी २०२, बी २०३	सी २०१
३	तीसरा	बी ३०१, बी ३०२, बी ३०३	सी ३०१
४	चौथा	बी ४०१, बी ४०२, बी ४०३	सी ४०१
५	पाचवा	बी ५०१, बी ५०२, बी ५०३	सी ५०१
६	सहावा	बी ६०१, बी ६०२, बी ६०३	सी ६०१
७	सातवा	बी ७०१, बी ७०२, बी ७०३	सी ७०१
८	आठवा	बी ८०१, बी ८०२, बी ८०३	सी ८०१
९	नऊवा	बी ९०१, बी ९०२, बी ९०३	सी ९०१
१०	दहावा	बी १००१, बी १००२, बी १००३	सी १००१
११	अकरा	बी ११०१, बी ११०२, बी ११०३	सी ११०१
१२	बारा	बी १२०१, बी १२०२, बी १२०३	सी १२०१



असे एकूण ४८ सदनिका संपूर्ण पार्कींग सह फक्त
 सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्किंग स्पॉट व
 अगर ग्रील लावून पार्किंग बंधिस्त करणे व) अंतरात, फक्त व
 पूर्ण सुचना न देता सदरची संपूर्ण अनधिकृत बांधकामे पाडण्यात
 येतील व त्याप्रित्यर्थ येणाऱ्या संपूर्ण खर्च फ्लॉटधारक/मालक
 यांचेकडून वसूल करण्यात येईल

अधिक अभियंता,
 बांधकाम नियंत्रण क्र. 1
 पुणे महानगरपालिका.

५/२/१४

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



3156

बांधकाम नियंत्रण कार्यालय

क्रमांक : 000/9435/98

दिनांक : 9/13/94

"पार्ट-III"

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

भोगवटा पत्र - इमारत - D, E, F, G, H - संपुर्ण

श्री. / श्रीमती मे. मार्जिन लॅण्डमार्क्स प्रा. मि. तर्फे PAM डी. मॅरेश व्हडा कॅन्सर
 राहणार तर्फे मा. आर्की. डी. राहुन साकवदकर
672/673, भोकरा सोसा, B समर्थ बिल्डींग, बिबेकेवाडी पुणे- 37
 यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ महमदवाडी घरांक — फायनल प्लॅट क्र. / — सर्व्हे क्र. 16/2/1+16/2/2+16/2/3 पी. स्कीम नंबर — यांत इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक cd/2061/14 दिनांक 9/10/2014 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 24/02/2015 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.

मान्य नकाशानुसार

मजले	ईमारत विंग 'डी' सदनिका क्र.	ईमारत विंग 'ई' सदनिका क्र.	ईमारत विंग 'एफ' सदनिका क्र.	ईमारत विंग 'जी' सदनिका क्र.	ईमारत विंग 'एच' सदनिका क्र.
बेसमेंट	पार्कींग	पार्कींग	पार्कींग	पार्कींग	पार्कींग
स्टील्ट	पार्कींग	पार्कींग	पार्कींग	पार्कींग	पार्कींग
पहिला मजला	१०१, १०२, १०३	१०१, १०२, १०३	१०१	१०१	१०१
दुसरा मजला	२०१, २०२, २०३	२०१, २०२, २०३	२०१	२०१	२०१
तिसरा मजला	३०१, ३०२, ३०३	३०१, ३०२, ३०३	३०१	३०१	३०१
चौथा मजला	४०१, ४०२, ४०३	४०१, ४०२, ४०३	४०१	४०१	४०१
पाचवा मजला	५०१, ५०२, ५०३	५०१, ५०२, ५०३	५०१	५०१	५०१
सहावा मजला	६०१, ६०२, ६०३	६०१, ६०२, ६०३	६०१	६०१	६०१
सातवा मजला	७०१, ७०२, ७०३	७०१, ७०२, ७०३	७०१	७०१	७०१
आठवा मजला	८०१, ८०२, ८०३	८०१, ८०२, ८०३	८०१	७०१	७०१
नऊवा मजला	९०१, ९०२, ९०३	९०१, ९०२, ९०३	९०१	८०१	८०१
दहावा मजला	१००१, १००२, १००३	१००१, १००२, १००३	१००१	१०१	१०१
अकरावा मजला	११०१, ११०२, ११०३	११०१, ११०२, ११०३	११०१	१०१	१००१
बारावा मजला	१२०१, १२०२, १२०३	१२०१, १२०२, १२०३	१२०१	११०१	११०१
एकूण	३६ सदनिका	३६ सदनिका	१२ सदनिका	१२ सदनिका	१२ सदनिका

वर नमुद प्रमाणे बेसमेंट व स्टील्ट पार्कींगसह संपुर्ण = एकूण १०८ निवासी सदनिका फक्त

अतः भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्टिशन वॉल इ.अन्य अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, बांधकाम पूर्ण सुचना न देता सदरची संपुर्ण अनधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपुर्ण खर्च फ्लॅटधारक/मालक

सहायक अभियंता

बांधकाम नियंत्रण विभाग
पुणे महानगरपालिका.



पीएनए/ पीएनए(४)/ एचएसजी /
(टीसी) / १७७४२ / २०१६-२०१७
दिनांक ०९ / ०९ / २०१६

महाराष्ट्र शासन

सहकार, पणन व वस्त्रोद्योग विभाग

नोंदणी प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
मार्वेल ऍसोला सहकारी गृहरचना संस्था मर्या.,

स.नं. १६, हि.नं.२/१,२/२ व २/३, महंमदवाडी, पुणे ४११०६०

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण	गृहनिर्माण संस्था	असून
उपवर्गीकरण	भाडेकरु सहभागिदारी गृहनिर्माण संस्था	आहे.

पुणे
दिनांक ०९/०९/२०१६



(शाहुराज हिरे.)
उपनिबंधक सहकारी संस्था
पुणे शहर (४), पुणे

166
E Wing
B+P. + 12FL
38.05M

D Wing
B+P+ 12FLR
38.05m

J Wing
B+P+ 25FLR
78.50M

H Wing
38.05M
B+P + 12FLR

C Wing
B+P+12flr 38.05m

F Wing
B+P+ 12FLR 38.05M

G Wing
B+P+ 12FLR 38.05M

A Wing
B+P + 12FLR 38.05M

B Wing
B+P+ 12FLR 38.05M





TO WHOMSOEVER IT MAY CONCERNED

Date:05/12/2025

I am appointed as an Architect for the Residential Project **Marvel Isola** by **M/s. Marvel Landmarks Pvt. Ltd** at S. No. 16/2/1, 16/2/2, 16/2/3 Mohammad Wadi, Pune.

We have obtained EC for the above project are vide no File No. –
1ST EC: SEAC-2010/CR.879/TC.2 dated 1.10.2011

2nd EC: SIA/MH/INFRA2/470732/2024 Date of Issue EC – 11.07.2025 for BUA as under

FSI = 88665.19 m²
Non-FSI = 59637.58 m²
Total BUA = 148302.77 m²

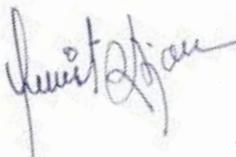
The construction at the above-mentioned site is already initiated and is continued as per previous EC. There is no deviation in the construction completed at site & the EC obtained. The figures for completed BUA as on date of this certificate are as under.

FSI = 40753.43 m²
Non-FSI = 39308.00 m²
Total BUA = 80061.43 m²



The completed construction details are as follows:

Sr. No.	Bldg. details	Constructed status configuration	Constructed FSI	Constructed NON-FSI	Built up area (FSI+NON FSI)
Construction completed as per EC dated 2011 & work stopped on dated 1.09.2018					
1	Wing A	B + P +12	4392	32595.57	65492.55
2	Wing B	B + P +12	4892.32		
3	Wing C	B + P +12	3010.64		
4	Wing D	B + P +12	5299.89		
5	Wing E	B + P +12	5137.47		
6	Wing F	B + P +12	3011.24		
7	Wing G	B + P +12	3576.71		
8	Wing H	B + P +12	3576.71		
9	Wing K	B + P + 22	6424.49	6712.43	13136.92
Construction Started as per EC dated 2025 & completed till date					
	Wing J (Earlier known as K)	B + P+ 25	7856.45	6712.43	14568.88
TOTAL			40753.43	39308.00	80061.43

Yours Faithfully

Name: **Ar. Sumit Verma**

(License No- CA/2011/53653)

