

**REPORT OF COMMITTEE IN COMPLIANCE OF THE ORDER OF
HON'BLE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH, NEW
DELHI IN THE MATTER - ORIGINAL APPLICATION NO. 39/2020 (WZ)
(I.A. NO. 51/2020) (RAM BABAN BORKAR VS M/S. L.M.S. REALTY & ORS.)**

1.0 BACKGROUND:

The Hon'ble National Green Tribunal (NGT), passed the following order dated 15/12/2020, in the matter O. A. No. 39/2020, Ram Baban Borkar, Applicant versus M/s. L.M.S. Realty & Ors., Respondent (s):

1. *On request of learned counsel for the applicant, para 1 of the synopsis starting from "Most corrupt practices of regularization of illegal construction.....failure on the part of the institutions" will stand deleted. The office may carry out necessary correction in the record.*
2. *Grievance in this application is against illegal construction by M/s. L.M.S. Realty, Pune in construction the building project "Finswell" on Survey No. 208/1A Loheagon, Viman Nagar, Taluka-Haveli, District Pune, on the basis of building sanction plan without requisite Environmental Clearance (EC). EC was obtained subsequently on 02.02.2019. Ex-post facto EC is not legally permissible in view of law laid down by the Hon'ble Supreme Court in Keystone Realtors Private Limited v. Anil V. Tharthare and Ors., (2020) 2 SCC 66 and Alembic Pharmaceuticals v. Rohit Prajapati (2020) SC Online 347. The Ex-post facto EC deprives the authorities of assessment of impact of constructions and confronts the authorities with fait-accompl. Thus, the construction has either to be demolished or assessment and recovery of compensation has to be made.*
3. *In view of above, the matter needs to be looked into by the concerned departments in the first instance and remedial action taken in exercise of their statutory power, following due process of law. The status and action taken report may thereafter be submitted to this Tribunal for consideration. We constitute a joint Committee comprising Central Pollution Control Board (CPCB), State PCB, the State Environment Impact Assessment Authority (SEIAA), Maharashtra and the District Magistrate, Pune to look into the matter and take appropriate remedial action in exercise of their statutory powers, following due process of law and furnish a report to this Tribunal within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF. The State PCB will be the nodal agency for coordination and compliance.*

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The applicant may serve a set of papers on the CPCB, State PCB, SEIAA, Maharashtra and District Magistrate, Pune and file an affidavit of service within one week.

A copy of this order be forwarded to the CPCB, State PCB, SEIAA, Maharashtra and District Magistrate by e-mail for compliance.

In the view of above order, no order is called for on I.A. No. 51/2020 at this stage which will stand disposed of.

List for further consideration on 22.03.2021."

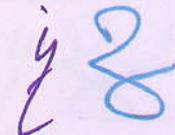
In compliance with the aforesaid Order of the Hon'ble NGT, a Joint Committee consisting of the following members has been constituted:

- a. Representative, State Environment Impact Assessment Authority (Shri. Pankaj Joshi, Member, SEIAA, Mumbai);
- b. Representative of Maharashtra State Pollution Control Board (Dr. Y. B. Sontakke, Joint Director (Water), MPC Board, Mumbai, Shri. Nitin Shinde, I/c. Regional Officer, MPC Board, Pune, and Shri. Pratap Jagtap, Sub Regional Officer, MPC Board, Pune-I);
- c. Representative, Central Pollution Control Board, CPCB (Shri Pratik Bharne, Scientist 'E', Regional Directorate, CPCB, Pune);
- d. Representative of Collector Office, Pune (Shri Satyawan Landge, Circle Officer, Kalas, Tahsil Office, Haveli);

The committee members visited **M/s. L.M.S. Realty, Survey No. 208/1A Village Lohegaon, Viman Nagar, Taluka Haveli, District Pune** on 10.08.2021. M/s. L.M.S. Realty is Residential and Commercial project located at Survey No. 208/1A Village Lohegaon, Viman Nagar, Taluka Haveli, District Pune having Total Plot area - 8,100 Sq. m & Total approved Built up area - 27,432.22 Sq.m. Project consist of 02 Residential buildings, 01 Commercial Building and 01 Clubhouse. The project is a Residential and/or Commercial Project.

2.0 OBSERVATIONS & FINDINGS: -

Sr. No.	Points Raised in Application	Observations & Findings
a	PP has carried out substantial construction from 08.09.2016 till 01.02.2019 by revalidating the PMC building sanction without prior EC	As submitted by PMC vide letter dtd. 20.10.2021 M/s. L.M.S. Realty, Survey No. 208/1A Village Lohegaon, Viman Nagar, Taluka Haveli, District Pune , PP has obtained initial building plan approval vide no. CC/4477/06 dtd. 23.03.2007 for TPA- 8,100 Sq. M, FSI area- 7,332.48 Sq.m and Non FSI area not mentioned.
b	PP has carried out substantial construction from 08.09.2016 till 30.09.2019 by revalidating the PMC building sanction without prior Consent to Establish	The last Commencement Certificate (CC) obtained by PP was vide No. CC/541/21 on 11/06/2021 for FSI area- 13,811.59 Sq. m. Non-FSI area is not shown on plan.
c	PP has filed false, baseless and misleading application dated 05.03.2018 for obtaining EC and same was considered by SEAC-III and SEIAA without application of mind	From the Architect's Certificate submitted during application of EC, it is observed that PP had completed construction work for 14,957 Sq. M. as per CC/0959/11, dated 15/06/2011, CC/2954/16, dated 21/12/2016 and CC/3793/2016, dated 31/03/2017.
d	PP has admitted in item No. 13 of 67 th & 71 st SEAC-III meeting and in 153 rd SEIAA Meeting, that work has been initiated without prior EC	<p>In EC Application, dated 05/03/2018, PP has submitted the information regarding note on initiated work as completed construction work for 14,957 Sq. M. as per CC/0959/11, dated 15/06/2011, CC/2954/16, dated 21/12/2016 and CC/3793/2016, dated 31/03/2017.</p> <p>SEAC-III and SEIAA has scrutinised the submitted application and since the constructed work is below 20,000 sqm, it does not require prior EC as per EIA Notification 2006. Hence, there is no violation of EIA Notification 2006, recommended the project for prior EC.</p> <p>Environment Department, Government of Maharashtra, Mumbai has granted EC to PP on February 02, 2019 for TPA- 8,100 Sq. M and FSI- 13,811.59 Sq. M, Non FSI-13,620.63 Sq. M & TBUA- 27,432.22 Sq. M as per IOD No. CC/2818/, Approval date-13/12/2018. In the prior granted EC, noting on initiated work mentioned under point no. 13 states that the total construction carried out till date is 14,957 Sq.</p>



		<p>M. as per CC/0959/11, dated 15/06/2011, CC/2954/16, dated 21/12/2016 and CC/3793/2016, dated 31/03/2017.</p> <p>EC has been granted by SEIAA after scrutiny and appraisal from SEAC-III based on application for EC dated 05.03.2018 for obtaining prior EC. After this application, the PP has again obtained CC on 12/03/2020 for FSI-13,811.41 Sq. M and on 11/06/2021 for FSI-13,830.11 Sq. m.</p> <p>However from the Architect's Certificate, dated 18.10.2021, it is observed that PP has completed construction for FSI - 12,603.18 Sq. M, Non FSI - 14,805.68 Sq. M and TBUA - 27,408.86 Sq. M.</p> <p>The Architect has submitted justification for change in configuration of FSI & Non-FSI in the same Architect's Certificate.</p> <p>Copy of the PMC Report, dtd. 20.10.2021, and Architect's Certificate at the time of EC application, EC application copy, EC granted copy, latest Architect's Certificate, dated 18.10.2021, Agenda of 67th, 71st and 74th meeting of SEAC-3, and Agenda of 153rd meeting of SEIAA are attached as Annexed at Annexures I, II, III, IV, V & VI respectively.</p>
e	PP has suppressed the Defence installation of air force station in the vicinity of less than 500 Mts. From project site	PP has obtained NOC from Aviation Angle for the construction of building from Group Captain, Common ATC Officer, HQ SWAC, IAF, Gandhinagar, Gujrat on 22.06.2017 and 30.05.2018. Copy of the letter is attached at Annexure VII.
f	PP has suppressed the quantity of building construction material and PP not using eco-friendly building material for construction	As work on the project is nearly complete, the Committee is unable to comment on this.
g	PP does not hold valid permission for land use change from competent authority	As per the PMC letter dated 20.10.2021, the Sanctioned Development Plan is for Residential Zone and as per Development Control Rules, commercial uses are allowed.
h	PP has obtained the plinth check certificate dated 19.12.2017 & 26.07.2018 well prior to grant of EC and there is violation of EC dated	PP has completed the work of buildings A & B as per CC as per CC/0959/11, dated 15/06/2011, CC/2954/16, dated 21/12/2016 and CC/3793/2016, dated 31/03/2017 and accordingly obtained plinth



	02.02.2019 and Consent 01.10.2019	<p>check certificate on 19/12/2017 and 26/07/2018, prior to EC.</p> <p>After that, the scope of the project changed, vide CC no. CC/1254/17, dated 31.07.2017, this was due to the amendment in the permissible TDR regulations, published on 28.01.2016 and accordingly PP has applied for prior EC.</p> <p>Copy of plinth check certificate and TDR Regulations copy are attached herewith, at Annexures VIII & IX respectively.</p>
i	SEIAA decided to grant EC for: FSI: 13811.59 m ² . (IOD no. CC/2818/, Approval Date- 13.12.2018), but PP has changed project scope by increasing its total BUA potential with help of revised sanctions 12.03.2020	<p>From the Architect's Certificate, dated 18.10.2021, it is observed that the PP has completed construction as FSI - 12,603.18 Sq.m & Non -FSI area- 14,805.68 Sq.m and Total constructed Built up area- 27,408.86 Sq.m.</p> <p>However, from the granted EC and Architect's Certificate, dated 18.10.2021, it is observed that the PP has not increased the total built-up area, and hence not changed the scope of the project. However, it is observed that the PP has changed the configuration of FSI & Non-FSI.</p>
j	EC dated 02.02.2019 is granted for Total BUA: 27432.22 M ² , whereas Consent to Establish dated 01.10.2019 is granted for 25449.49 Sq. Mtrs.	<p>PP has obtained EC for construction project FINSWELL at Sr.No.208/1A, Lohagaon, Vimannagar, Tal-Haveli, Dist-Pune, for TPA- 8,100 Sq.M. and TBUA- 27,432.22 Sq.M on 02/02/2019.</p> <p>PP has applied for Consent to Establish to the Board on 01.10.2019 for the same area, however the consent was granted by the Board, erroneously, on 01/10/2019 for less TBUA- 25,449.49 Sq. m.</p> <p>Again, PP has applied for amendment in Consent to Establish on 29/09/2020 to MPC Board and accordingly the Board has granted an amendment in consent to establish on 20.10.2021 for TBUA - 27,432.22 Sq.m</p> <p>Copy of Consent to Establish and Amended Consent copy are attached herewith at Annexures X & XI respectively.</p>
k	PP has not obtained permission to draw ground water and construction of basement if any	<p>During the site visit, borewell was not seen in the premises.</p>

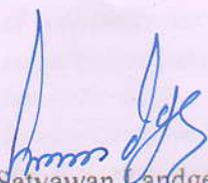
	shall be obtained from the competent Authority prior to construction/operation of the project, but PP have constructed three basements	Water supply for construction purposes is from tankers, as informed by PP. EC is granted as per approved Sanction Plan. As per the approved Sanction Plan, the PP has carried out construction of basements.
l	There is no permission for basement in granted in EC dated 02.02.2019	EC is granted as per approved Sanction Plan. As per the approved Sanction Plan, the PP has carried out construction of basements.
m	PP is extracting ground water from two bore wells without permission from competent authority and also not done ground water test for contamination	During the site visit, borewell was not seen on the premises.
n	PP has not preserved the top layer of fertile soil for reuse in gardening an there is no soil test	Top layer of fertile soil is stored and used for gardening and tree plantation. Soil test reports, dtd. 13.06.2019 & 02.12.2019 are attached in Annexure XII .
o	PP has not made arrangement for storm water and wastewater separation and it getting reused	There is a separate line for stormwater and wastewater. Stormwater drains are connected to the recharge pits.
p	PP has not made arrangements for air pollution generated from dust generated from construction	The Committee is unable to comment on this as during the site visit, construction work of the building was already completed and only work on the clubhouse was in progress.
q	PP has obtained occupancy certificate from PMC, but PP has not obtained Consent to Operate from MPCB	PP has obtained part Consent to Operate from MPC Board on 20.07.2020 for total plot area 8,100 Sq.m. and total built up area 15,009.08 Sq.m. out of total built up area 25,449.49 Sq.m. which is valid up to 31.03.2021. After that, the PP has obtained renewal of the part Consent to Operate from MPC Board on 05.04.2021 for total plot area 8,100 Sq.m. and total built up area 15,009.08 Sq.m. out of total built-up area 27,432.22 Sq.m. which is valid up to 31.03.2022. Copy of the Consent to Operate, dtd. 20.07.2020 and Consent to Renewal, dtd. 05.04.2021 is attached at Annexures XIII & XIV respectively.

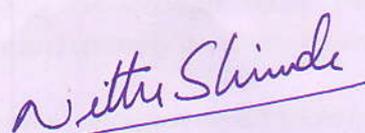
r	PP has not installed STP, OWC, Solar System, rainwater harvesting at site	<p>PP has provided STP, OWC, solar panels and rainwater harvesting system at site.</p> <p>As per prior granted EC, PP proposes to install two nos. STP of capacity 50 CMD for building-A (commercial) and STP of capacity- 70 CMD for building B & D1. As construction of building A is completed by PP, STP of capacity 50 CMD is provided and obtained part Consent to Operate from Board. For the remaining buildings, B & D1 (Residential), the PP proposes to provide a separate STP of 70 CMD capacity. Building D1 has already been constructed and obtained OC on 19/07/2011. At present, sewage generated from this building is connected to the PMC sewer line. After construction is completed of 70 CMD capacity STP, sewage generated from B & D1 building will be treated in proposed STP.</p>
s	PP has not developed RG and has not made plantation as per norms	PP has obtained Tree Plantation Certificate from PMC on 12.02.2020.
t	PP has not developed Green Belt as per Norms	Copy of the same is attached at Annexure XV . RG area is provided as per approved plan, informed by PMC, vide letter dated 20.10.2021.
u	PP has not advertised the grant of EC in at least two local newspapers widely circulated around the project	<p>PP had advertised the grant of EC in newspapers namely Sakal Times (English) and Punya Nagari (Marathi) on 23.04.2019.</p> <p>Copy of the same is attached at Annexure XVI.</p>
v	There is change(s) in scope of the project vide PMC revised sanction 13.02.2020, but the project has not obtained required a fresh appraisal by this Department	<p>From the Architect's Certificate, dated 18.10.2021, it is observed that PP has completed construction as FSI - 12,603.18 Sq.m, Non-FSI area- 14,805.68 Sq.m and total constructed built up area- 27,408.86 Sq.m.</p> <p>However, from the EC granted to PP on February 02, 2019, FSI - 13,811.59 sq. m., non - FSI - 13,620.63 sq. m and total permitted built-up area is 27,432.22 sq. m. Therefore, it is observed that the PP has changed configuration of FSI and non-FSI without surpassing the permitted total built-up area.</p>
w	PP has not submitted six monthly compliance report, monitoring report and environment statement in from-V	<p>PP has submitted six months Compliance Report.</p> <p>Copy of the same is attached at Annexure XVII.</p>

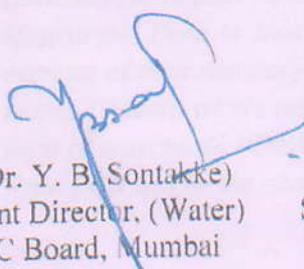
3.0 CONCLUSION & RECOMMENDATION:

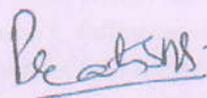
- The PP has carried out construction as per PMC revised sanctioned plans.
- The EC has been granted by SEIAA after scrutiny and appraisal from SEAC-III based on application for EC, dated 05.03.2018, for obtaining prior EC.
- The PP has obtained NOC for construction of building from Common ATC Officer, HQ SWAC, IAF, Gandhinagar, Gujrat.
- As per PMC letter dated 20.10.2021, Sanctioned Development Plan is for Residential Zone and as per Development Control Rules, commercial uses are allowed.
- From the EC granted (dated 02/02/2019) and Architect's Certificate (dated 18.10.2021), it is observed that the PP has maintained the overall configuration of the project. However, there is a change in the FSI and non-FSI component without surpassing the total built-up area.

Therefore, SEIAA/Env Dept, GoM may take a note of this and initiate appropriate necessary action.


(Satyawan Landge)
Circle Officer, Kalas,
Tahsil Office, Haveli


(Nitin Shinde)
I/c. Regional Officer,
MPC Board, Pune


(Dr. Y. B. Sontakke)
Joint Director, (Water)
MPC Board, Mumbai


(Pratik Bharne)
Scientist 'E', Regional
Directorate, CPCB,
Pune


(Pankaj Joshi),
Member, SEIAA, Mumbai

Annexure - I

Executive Engineer Department
Building Permission Department, Zone - 4
Pune Municipal Corporation

Outword No.: - सोन क्र. ४/२०५५/२१
Date :- २०/१०/२०२१

To,
✓ The Sub Regional Officer,
MPC Board, Pune .

[21/10/20-FTS-0118]

Subject :- Information Required for NGT Court Cases No. OA 39/2020.

Reference :- Your E-Mail Dated 20/08/2021.

Dear Sir,

This is with reference to the above subject matter, please find attached herewith detail reply of your questionary information for NGT Court Cases Appeal No.39/2020.

Thanking You,

Yours Faithfully,

Kamlesh Mah
20/10

Sashane
Executive Engineer
Building Permission
Department, Zone - 4 RA
Pune Municipal Corporation
Impatly

Copy to,
Hon. City Engineer
Pune Municipal Corporation
For information . . .

Sr. No.	Information	Agency Concerned	Information
1	Date of application of Form-I & IA for seeking prior EC date and of submission of pre-feasibility report	SE/AA	##
2	Date of application of CTE and CC & A	MPCB	##
3	Date of start of site / land preparation activities	PMC / PCMC	Commencement Certificate issued as Follow Initial Building Plans were approved vide CC / 4477 / 06 dated 23-03-2007
4	Date of commencement of construction activity	PMC / PCMC	Not concern with PMC such information by developer is not on record.
5	(a) Total Construction area and Total Built up Area (BUA) in sq. m. as per approved sanction plan (b) Total Construction area and Total Built up Area (BUA) in sq. m. as per occupancy certificate / completion certificate, as applicable; (c) Total Construction area and Total Built up Area (BUA) in sq. m. as per actual construction completed as on or after 31st July, 2021 (mention such date also).	PMC / PCMC	Built up area & Non FSI area not mentioned in the plan approval plan detail are as below. CC / 4477 / 06 dated 23-03-2007 FSI = 7332.48 sq.m. Non FSI = Not Shown on plan. CC/1568/16 dated 08/09/2016 FSI = 7333.86 sq.m. Non FSI = Not Shown on plan. Layout – CC/2954/16 date 21/12/2016 FSI 5807.37 sq.m. Non FSI = Not Shown on plan Layout – CC/3793/16 dated 31/03/2017 FSI = 7825.92 sq.m. Non FSI = Not Shown on plan. CC/1254/17 dated 31/07/2017 FSI = 11866.99 sq.m. Non FSI = Not Shown on plan. CC/2818/18 dated 13/12/2018 FSI = 13811.59 sq.m. Non FSI = Not Shown on plan

			CC/3137/19 dated 12/03/2020 FSI = 13811.41 sq.m. Non FSI = Not Shown on plan CC/541/21 dated 11/06/2021 FSI = 13830.11 sq.m. Non FSI = Not Shown on plan
6	Current status of project as per 31st July 2021 (a) Project under construction; or (b) Date of project completion, in case project completed and occupancy certificate awaited / not yet given; or (c) Date of project completion and issuance of occupancy certificate, in case project completed and occupancy certificate issued	PMC / PCMC	Final Occupancy is issue wide letter as below 1) For Building 'D1' issued on dated 07-03-2008 2) For Building 'A' issued on dated 19-03-2020 3) Work of Building 'B', Clubhouse & Site development is under progress
7	Source of water during construction stage; (a) Documents related to water procurement through tankers or through PMC / PCMC (b) If ground water, no. of bore wells at the project site and details of CGWA permission (provide copy), if any.	PMC / PCMC / CGWA	As per Water supply department Outword No.cwo/1415 dated 03/12/2010 here with letter.
8	(a) List out restriction criteria for siting construction of residential or commercial building / townships (as applicable for the project under reference) (b) Does the residential or commercial building / townships (as applicable for the project under reference) fall under any of the above restricted criteria, as at (a) above. (c) Does the residential or commercial building / townships (as applicable for the project under reference) fall under yellow or purple or orange or red or green or other zone as per the Development plan?	PMC / PCMC / MPCB	a) Non recreational as per sanctioned DP on th date. b) As Above. c) As per Sanctioned development plan Residential Zone & as per development control rule commercial uses are allowed. (UDCPR C1.4.4 Annexed herewith)
9	Whether the land use of the project site matches with the activities as mentioned in sanctioned land use plan? Give details in either yes or no case.	PMC / PCMC	Land use is as per sanctioned plans
10	Does the project site obstructs / falls in natural Streams / drains / green belt (as per the Development plan Map or otherwise), notified wetland, CRZ, blue line or red line of rivers/drains or any other restricted / prohibited area	PMC / PCMC / Irrigation department and concerned authority	No natural stream / drain / nala is passing through land as per development plan.
11	Does the project site obstructs / falls in natural Streams / drains / green belt (as existing in the Development Plan or otherwise), notified wetland, CRZ, blue line or red line of rivers / drains or any other restricted / prohibited area.	PMC / PCMC	No natural stream / drain / nala is passing through land as per development plan.
12	In case construction / demolition started or extended after 29th March 2016, then provide the details of permission taken and details of	PMC / PCMC	Not Compliance of Rule 4(3) of C& D Waste Management Rules, 2016

	compliance of Rule 4(3) of C& D Waste Management Rules, 2016		
13	Does project involve any reclamation of land? If yes, then specify details of permissions required & relevant sections / provisions of applicable Acts / Rules and status of obtaining the same.	PMC/PCMC	Project does not involve any reclamation of land as per development plan.
14	a) Whether sewage of the project is directly discharged into sewerage network connected to terminal STP of the local body? b) Whether project proponent has provided captive STP for its sewage management? If so, provide details (capacity / treatment process / management of treated sewage / sludge / etc.) c) Does the project proponent has provided its own solid waste management facility? If so, provide details (capacity / installed treatment process / management of treated or processed waste / etc.)	PMC / PCMC / MPCB	As per sanction Building Permission are as below. A - For Building D1 - Yes. For Building A - B - No. B- Yes - STP for building A - Capacity 50 KLD STP for building B - Capacity 70 KLD C - Yes - OWN CAPACITY - 300 Kg.
15	In case the project proponent has applied for post facto EC clearance, then Provide details: (a) date of application (b) Window period for making such application to SEIAA (c) Whether report on assessment of environmental damage, cost of remediation plan and natural and community resource augmentation plan were submitted (as per letter no. SEIAA-2018/CR 150/SEIAA dated 30.01.2019 issued by SEIAA) and examined by SEIAA (d) Total Cost of remediation plan and natural & community resource augmentation plan as imposed by SEIAA (e) Whether the project proponent has deposited the bank guarantee equivalent to (d) above with MPCB (f) Whether Regional office of MOEF & CC has verified the implementation of the EMP? If so, whether EMP is in progress or completed? (g) In case EMP is completed, whether SEIAA has taken decision on return of BG. If so, provide status of return of the BG (h) Provide a copy of post-facto EC approval	SEIAA & Point (e) and (g) by MPCB	##
16	Whether the project proponent has provided provision for 10% mandatory open space / site margin as per the Development Control Rules? If so, provide relevant details of the same as on or after 31st July, 2021 (mention such date also).	PMC/PCMC	Yes. Layout - CC/2954/16 date 21/12/2016 FSI = 5807.37 sq.m. Non FSI = Not Shown on plan. Layout - CC/3793/16 dated 31/03/2017 FSI = 7825.92 sq.m. Non FSI = Not Show.. on plan.

17	Compliance of EC conditions w.r.t commissioning of environmental infrastructure facilities (STP, SWM Facility, Rain water harvesting system, installation of Solar panels etc.), parking facility, common amenities etc.	MoEF & CC	##
18	Details of violations observed by MoEF & CC / SEIAA since start of site/land preparation activities of the project, actions taken and current compliance of the action taken	MoEF & CC and SEIAA	##
19	Details of violations observed by MPCB since start of site / land preparation activities of the project, actions taken and current compliance of the action taken	MPCB	##

Farooque Patel

(Farooque Patel)
Junior Engineer

Building Permission Department, Zone - 4
Pune Municipal Corporation

Rajesh Shinde

(Rajesh Shinde)
Deputy Engineer

Building Permission Department, Zone - 4 Pune
Municipal Corporation

Rohidas Gavhane

(Rohidas Gavhane)
Executive Engineer

Building Permission Department, Zone - 4
Pune Municipal Corporation

Annexure - II

HIRAKSHAH ASSOCIATES

PLANNING | LIASONING | ENVIRONMENTAL ARCHITECTS

CERTIFICATE OF CONSTRUCTION DONE TILL DATE

Name of Project		Commercial + Residential project "FINSWELL"					
Project Proponent		M/s L M S Realty					
Name of Architect		Ar. Hirak Shah					
Planning Authority		Pune Municipal Corporation, Pune					
Site Address		S. No. 208 / 1 A, Lohegaon, Pune					
Sr.	Particulars	Approval No. & Date	Max. Permissible FSI Potential (Sq.M.)	Proposed FSI (Sq.M.)	Proposed Non FSI (Sq.M.)	Proposed Total Constructi-on Area (Sq.M.)	Status / Actual Constructi-on carried till date (Sq.M.)
1	Plan Approved	CC / 4477 / 06 Dt. 23-03-2007	9243.99	7332.48	3854.91	11187.39	
2	Plan Approved	CC / 0959 / 11 Dt. 15-06-2011	9243.99	7333.86	3920.99	11254.85	
3	Plan Approved	CC / 2954 / 16 Dt. 21-12-2016	12478.18	5807.37	7386.51	13193.88	
4	Plan Approved	CC / 3793 / 16 Dt. 31-03-2017	12478.18	7825.92	11392.33	19218.25	14957.00
5	Plan Approved	CC / 1254 / 17 Dt. 31-07-2017	14988.69	11866.99	14808.96	26675.95	
6	Proposed for EC	-	14988.69	12496.33	14935.89	27432.22	
7	Previous EC granted, if any	No		-	-	-	
8	Applied for EC on			12463.63	12985.86	25449.49	



Ar. Hirak Shah
(CA/2004/32903)

Disclaimer :

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Form 1 & 1A for Proposed Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

APPENDIX I

(See paragraph - 6)
Form - 1

(a) For item (1) relating to the basic information, the following shall be substituted, namely:-

S.No.	Items	Details
1.	Name of the project/s	Proposed Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty
2.	S. No. in the schedule	8(a) Building and Construction projects
3.	Proposed capacity/area/length/tonnage to be handled/ command area/lease area/ number of wells to be drilled	PLOT AREA - 8100.00 Sq. M. BUILT-UP AREA - 25449.49 Sq. m. (FSI 12463.63 Sq. m. + Non FSI 12985.86 Sq. M.)
4.	New / Expansion / Modernization	New
5.	Existing Capacity/ Area etc.	Total construction done till date 14,957 as per CC/0959/11 dated 15/06/2011, CC no. CC/2954/16 DATE 21/12/2016 and CC No. CC/3793/2016 Date 31/03/2017.
6.	Category of Project i.e. 'A' or 'B'	Category of Project - 'B'
7.	Does it attract the general condition? If Yes, please specify.	No
8.	Does it attract the specific condition? If Yes, please specify	No
9.	Location	
	Plot/Survey/Khasra No.	S. No. 208/1A
	Village	Lohegaon, Viman nagar,
	Tehsil	Haveli
	District	Pune
	State	Maharashtra
10.	Nearest railway station/airport along with distance in kms.	Pune Railway Station - 5.0 km Pune Airport - 2.0 km
11.	Nearest town, city, district headquarters along with distance in kms.	Nearest town is - Viman nagar District Collector office - Pune - 7 km
12.	Village panchayats, Zila Parishad, Municipal Corporation, Local body (complete postal addresses with telephone nos. to be given)	Pune Municipal Corporation, Pune
13.	Name of the applicant	Mr Abhinandan N. Sakla
14.	Registered address	M/s. LMS Realty

T. C. 

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Form I & 1A for Proposed Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon,
Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

S.No.	Items	Details
		Survey No. 232/1+2, plot no 116, flat no. 1, Yash Residency, Sakhore nagar, Viman nagar. Tal. Haveli, Dist. Pune 411014
15.	Address for correspondence:	M/s. LMS Realty Survey No. 232/1+2, plot no 116, flat no. 1, Yash Residency, Sakhore nagar, Viman nagar. Tal. Haveli, Dist. Pune 411014
	Name	Mr Abhinandan N. Sakla
	Designation (Owner/Partner/CEO)	Partner
	Address	M/s. LMS Realty Survey No. 232/1+2, plot no 116, flat no. 1, Yash Residency, Sakhore nagar, Viman nagar. Tal. Haveli, Dist. Pune 411014
	Pin Code	411014
	E-mail	architect@ravirajrealty.com
	Telephone No.	020 26164438, 8888887039
	Fax No.	-
16.	Details of Alternatives Sites examined, if any. Location of these sites should be shown on a Topo sheet	No
17.	Interlinked Project	No
18.	Whether separate application of interlinked project has been submitted?	No
19.	If Yes, date of Submission	Not applicable.
20.	If no, reason	Not applicable.
21.	Whether the proposal involves approval/clearances under: if yes, details of the same and their status to be given. The Forest (Conservation) Act, 1980? The Wildlife (Protection) Act, 1972? The C.R.Z Notification, 1991?	No
22.	Whether there is any Government Order /Policy relevant/ relating to the site?	No
23.	Forest land involved (hectares)	No
24.	Whether there is any litigation pending against the project and/or land in which the project is propose to be set up? Name of the court /Case No. / Orders /directions of the Court, if any and its relevance with the proposed project.	No

Form I & IA for Proposed Construction Project "FINSWELL" at S. No. 208/1A, Lohegan,
Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

(I) Activity

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data																				
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	Yes	The proposed project site is designated for the intended purpose & proposed built-up area is 25449.49 Sq. m.																				
1.2	Clearance of existing land, vegetation and buildings?	No	No tree cutting or falling is proposed.																				
1.3	Creation of new land uses?	Yes	The proposed project site is designated for the intended purpose & proposed built-up area is 25449.49 Sq. m.																				
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Hydrogeological investigation done for rain water harvesting.																				
1.5	Construction works?	Yes	25449.49 Sq. m. will be construction work.																				
1.6	Demolition works?	No	There will not be demolition work.																				
1.7	Temporary sites used for construction works or housing of construction workers?	Yes	A temporary site office will be used for construction works. Preference will be given to local construction workers, hence no temporary housing for construction workers proposed during construction phase.																				
1.8	Above ground buildings, structures or Earthworks including linear structures, cut and fill or excavations		<p>Land within the plot is more or less level with no major depression. The plot will have a formation level of about 25 cm above the road level to facilitate storm water movement. The filling will be done by using sub-stratum removed during construction of building foundations / basements & other wastes generated during construction.</p> <p>Proposed excavation details -</p> <table border="1"> <thead> <tr> <th colspan="4">Total excavation qty 12650 cum</th> </tr> <tr> <th></th> <th>Top soil</th> <th>Murum</th> <th>oft rock</th> </tr> <tr> <th colspan="4">Area in cum</th> </tr> </thead> <tbody> <tr> <td>LMS site landscaping</td> <td>400</td> <td></td> <td></td> </tr> <tr> <td>Backfilling 208 LMS site</td> <td></td> <td>2200</td> <td>1000</td> </tr> </tbody> </table>	Total excavation qty 12650 cum					Top soil	Murum	oft rock	Area in cum				LMS site landscaping	400			Backfilling 208 LMS site		2200	1000
Total excavation qty 12650 cum																							
	Top soil	Murum	oft rock																				
Area in cum																							
LMS site landscaping	400																						
Backfilling 208 LMS site		2200	1000																				

Form I & 1A for Proposed Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman
nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

APPENDIX - II

(Sec paragraph 6)

FORM - 1 A

(Only for construction projects listed under item 8 of the Schedule)

CHECK LIST OF ENVIRONMENTAL IMPACTS

(Project proponents are required to provide full information and wherever necessary attach explanatory notes with the Form and submit along with proposed environmental management plan & monitoring programme)

1. LAND ENVIRONMENT

- 1.1. Will the existing landuse get significantly altered from the project that is not consistent with the surroundings? (Proposed landuse must conform to the approved Master Plan / Development Plan of the area. Change of landuse if any and the statutory approval from the competent authority be submitted). Attach Maps of (i) site location, (ii) surrounding features of the proposed site (within 500 meters) and (iii) the site (indicating levels & contours) to appropriate scales. If not available attach only conceptual plans.

Please refer Following

Annexure 1: Master Plan

- 1.2. List out all the major project requirements in terms of the land area, built up area, water consumption, power requirement, connectivity, community facilities, parking needs etc.

A	LAND AREA	
1.	Total plot area	8100.00 SQM
2.	Approved FSI Area Proposed F.S.I. Area	11866.99 SQM 596.64 SQM
3.	Approved NON FSI Area Proposed Non FSI	12882.87 SQM 102.99 SQM
4.	Total construction built up area	25449.49 SQM
4.	Parking area	3984.40 SQM
5.	R.G. area (area for landscape)	693.23 SQM
6.	Construction done till date	Total construction done till date 14,957 as per CC/0959/11 dated 15/06/2011, CC no. CC/2954/16 DATE 21/12/2016 and CC No. CC/3793/2016 Date 31/03/2017.

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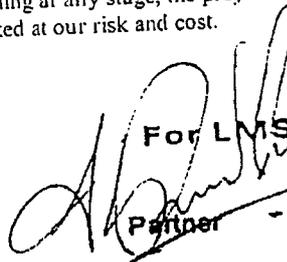
Form 1 & 1A for Proposed Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon,
Viinan nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

(IV). Proposed Terms of Reference for EIA studies

EIA not required as project is under 8(a) Category.

I hereby given undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance give, if any to the project will be revoked at our risk and cost.

Date: 5.3.2018
Place: Pune


For LMS REALTY
Partner - Partner

Form 1 & 1A for Proposed Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon,
Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

SGG Nano , SHGC - 0.20 , VLT - 30% ie .3

9.12. What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration.

- Air Infiltration rate:
 - Windows: Less than 2.0 l/s/sqm
 - Entrance Doors: Less than 5.0 l/s/sqm
- Mitigation measures:
 - Weather stripping shall be done

9.13. To what extent the non-conventional energy technologies are utilized in the overall energy consumption? Provide details of the renewable energy technologies used.

Renewable energy capacity @ 1% connected load:16 KW

Type of technology: Solar PV

10. Environment Management Plan

The Environment Management Plan (EMP) would consist of all mitigation measures for each item wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. It would also delineate the environmental monitoring plan for compliance of various environmental regulations. It will state the steps to be taken in case of emergency such as accidents at the site including fire.

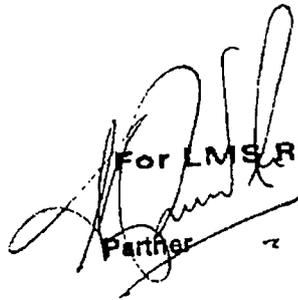
Cost of Pollution Control & Other Environment Infrastructure			
Sr. No.	During Construction Phase:	Cost in Rs. Lakhs / annum	
A			
1	Water for Dust Suppression	1.00	
2	Site Sanitation & Safety	2.50	
3	Environmental Monitoring	1.25	
4	Disinfection	1.25	
5	Health Check up	0.50	
	Total (A)	6.50	
B	During Operation Phase:	Capital Cost In Rs. Lakhs	O&M in Rs. Lakhs / annum
1	Rain Water Harvesting	2.66	0.08
2	Sewage Treatment Plant	47.00	13.70
3	Organic Waste Composting	10.0	2.36
4	Tree Plantation	10	2
5	Energy (Solar PV)	12.0	0.25
6	Environment Monitoring	--	1.25
	Total (B)	81.66	19.64
	Total (A+B)	81.66	26.14

Form 1 & 1A for Proposed Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon,
Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

Undertaking

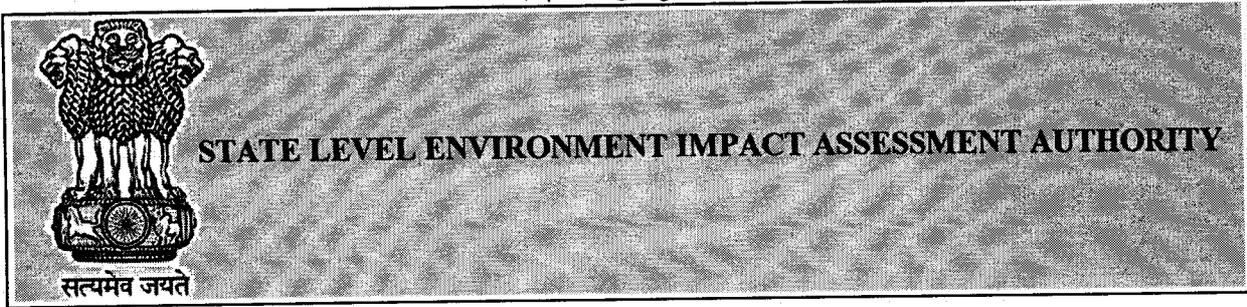
I hereby given undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage. the project will be rejected and clearance give, if any to the project will be revoked at our risk and cost.

Date: 5.3.2018
Place: Pune


For LMS REALTY
Partner Partner

T.C.


Annexure - IV



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

To,
M/s. LMS Realty
at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune

Subject: Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 74th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 153rd meetings.

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

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

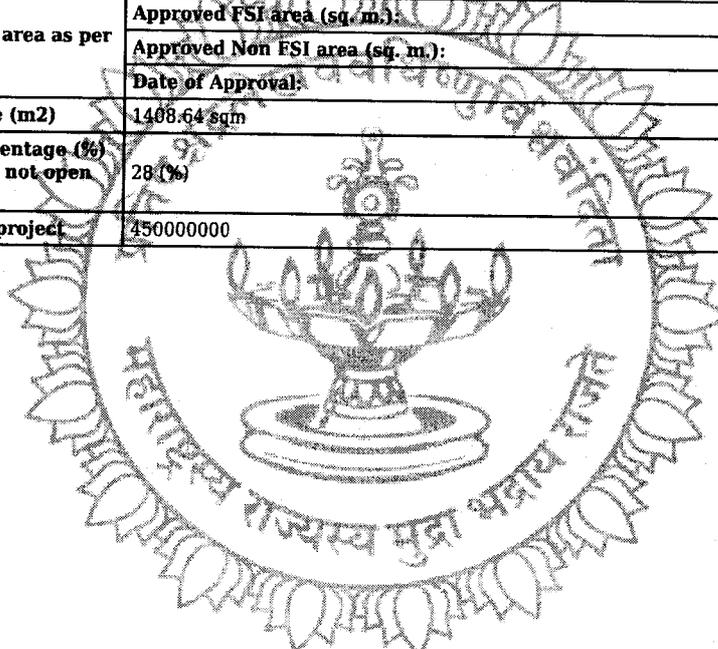
1.Name of Project	Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty
2.Type of institution	Private
3.Name of Project Proponent	M/s. LMS Realty
4.Name of Consultant	MITCON Consultancy and Engineering Services Ltd. Agriculture College Campus, Next to DIC office, Shivaji Nagar, Pune. 411 005
5.Type of project	Residential & commercial project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	NA
8.Location of the project	S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune
9.Taluka	Haveli
10.Village	Lohegaon
Correspondence Name:	Mr Abhinandan N. Sakla
Room Number:	Survey No. 232/1+2, plot no 116, flat no. 1,
Floor:	Ground floor
Building Name:	Yash Residency
Road/Street Name:	Sakhore nagar road
Locality:	Sakhore nagar, Viman nagar
City:	Pune
11.Area of the project	Pune Municipal Corporation

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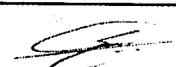
12.IOD/IOA/Concession/Plan Approval Number	Sanction plan received from Pune Municipal Corporation
	IOD/IOA/Concession/Plan Approval Number: Applied
	Approved Built-up Area: 24749.86
13.Note on the initiated work (If applicable)	Total construction done till date 14,957 as per CC/0959/11 dated 15/06/2011, CC no. CC/2954/16 DATE 21/12/2016 and CC No. CC/3793/2016 Date 31/03/2017
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Applied
15.Total Plot Area (sq. m.)	8100.0 Sq.m.
16.Deductions	3091.83 sqm
17.Net Plot area	5008.17. sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 12463.63 Sq.m.
	Non FSI area (sq. m.): 12985.86 Sq.m.
	Total BUA area (sq. m.): 25449.49
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.):
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	1408.64 sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	28 (%)
21.Estimated cost of the project	450000000



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22. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23. Total Water Requirement				
Dry season:	Source of water	Pune Municipal Corporation		
	Fresh water (CMD):	71.2		
	Recycled water - Flushing (CMD):	43.41		
	Recycled water - Gardening (CMD):	12		
	Swimming pool make up (Cum):	NA		
	Total Water Requirement (CMD):	126.61		
	Fire fighting - Underground water tank (CMD):	139.0		
	Fire fighting - Overhead water tank (CMD):	40.0		
	Excess treated water	52.59		
	Wet season:	Source of water	Pune Municipal Corporation	
Fresh water (CMD):		71.2		
Recycled water - Flushing (CMD):		43.41		
Recycled water - Gardening (CMD):		0		
Swimming pool make up (Cum):		NA		
Total Water Requirement (CMD):		114.61		
Fire fighting - Underground water tank (CMD):		139.0		
Fire fighting - Overhead water tank (CMD):		40.0		
Excess treated water		64.59		
Details of Swimming pool (If any)		NA		

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Water Requirement									
Fresh water requirement	10.8	60.48	71.2	1.08	6.05	7.13	9.72	54.43	64.15
Domestic	5.4	38.01	43.41	0	0	0	5.4	38.01	43.41
Gardening	0	12	12	0	12	12	0	0	0

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	Pre-monsoon water level 13.20 BGL, Post Monsoon 8.20 BGL
	Size and no of RWH tank(s) and Quantity:	NA
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	4 nos.
	Size of recharge pits :	2m x 2m x 2m
	Budgetary allocation (Capital cost):	10.0 Lac
	Budgetary allocation (O & M cost):	2.36 Lac/annum
Details of UGT tanks if any :	Residential Water tank: 40000 lit Residential domestic & fire tank: 64000 lit Raw water tank : 10000 lit Commercial Water tank: 40000 lit fire tank: 75000 lit Drinking water tank : 20000 lit	

26.Storm water drainage	Natural water drainage pattern:	Overflow/surplus water from the recharge pit will be discharged into storm water drainage
	Quantity of storm water:	5.29 m3/hr
	Size of SWD:	300 mm

27.Sewage and Waste water	Sewage generation in KLD:	108 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP 1: 50m3/day, STP 2: 70 m3/day
	Location & area of the STP:	STP1 (73Sqm) near Building A and STP2 (101Sqm) near Building B
	Budgetary allocation (Capital cost):	47.0 Lac
	Budgetary allocation (O & M cost):	13.70 Lac/annum

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total quantity of excavation- 12650 cum; Quantity of backfill from excavated earth- 3200 cum; Quantity of earthwork used in site leveling/reclamation- 2400 cum;
	Disposal of the construction waste debris:	Excavated soil & murum will be used for landscaping, roads & backfilling
Waste generation in the operation Phase:	Dry waste:	232 kg/day
	Wet waste:	219 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	14.75 kg/day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Handed over to authorized recycler for further handling & disposal purpose
	Wet waste:	Through Organic Waste Converter. Generated manure will be used for gardening
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Will be used as manure for gardening purpose
	Others if any:	NA
Area requirement:	Location(s):	Near Building B
	Area for the storage of waste & other material:	55 Sq.m
	Area for machinery:	25 Sq.m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	10.0 Lac
	O & M cost:	2.36 Lac/annum

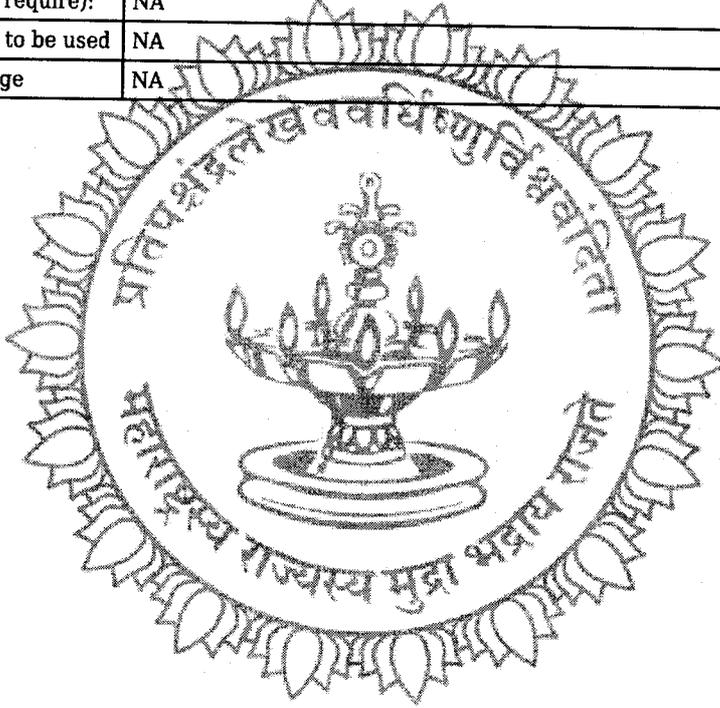
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29. Effluent Characteristics					
Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	NA	NA	NA	NA	NA
Amount of effluent generation (CMD):		NA			
Capacity of the ETP:		NA			
Amount of treated effluent recycled :		NA			
Amount of water send to the CETP:		NA			
Membership of CETP (if require):		NA			
Note on ETP technology to be used		NA			
Disposal of the ETP sludge		NA			



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30. Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	NA	NA	NA	NA	NA	NA	NA
31. Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	1 nos. x 380 KVA	HSD, 76 liter/hr	1	7	0.1524	475 °C	
2	1 nos. x 750 KVA	HSD, 150 liter/hr	1	10	0.2032	520 °C	
32. Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	HSD	NA	226	226			
33. Source of Fuel		Authorized Vendors					
34. Mode of Transportation of fuel to site		Road					
35. Energy							
Power requirement:	Source of power supply:	MSEDCL					
	During Construction Phase: (Demand Load)	50 kVA					
	DG set as Power back-up during construction phase	1 nos. 63 kVA					
	During Operation phase (Connected load):	1632.5 KVA					
	During Operation phase (Demand load):	1247 KVA					
	Transformer:	2 nos X 630KVA					
	DG set as Power back-up during operation phase:	1 nos. x 380 KVA+ 1 nos. x 750 KVA					
	Fuel used:	HSD					
Details of high tension line passing through the plot if any:	NA						
Energy saving by non-conventional method:							
Solar PV pannels 1% of the connected load 16 KW							
36. Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures					Saving %	
1	Common area lighting using LED electronic drive and additional 10 % using timers					21900.00 kWH	
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2	Garden Energy saving measures using LED street lights	10950.00 kWH
3	Lift load Energy Saving measures using V3F Drive.	3670.99 kWH
4	Pump Load Energy Saving Measure using level controllers and efficient pumps	4894.65 kWH
5	Energy Consumed / Annum in the absence of energy saving method (in Kwh)	163401.38 kWH
6	Total Energy Consumption / Annum (in Kwh) with energy saving method	121985.74 kWH
7	Total savings in power because of power saving methods	41415.64 kWH
8	Percentage of saving	25.35 %

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Waste water	NA	Sewage Treatment Plant
Solid waste	NA	Organic Waste Converter
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	12 Lac
	O & M cost:	0.25 Lac/annum

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air pollution	Water for Dust Suppression	1.00
2	Sanitation & Safety	Site Sanitation & Safety	2.50
3	Environmental Monitoring	Air, water, soil, noise	1.25
4	Disinfection	Disinfection	1.25
5	Health	Health Check up	0.50
6	Total	-	6.50

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water	Rain Water Harvesting	2.66	0.08
2	Sewage	Sewage Treatment Plant	47.00	13.70
3	Organic Waste	Organic Waste Composting	10.0	2.36
4	Plantation	Tree Plantation	10.0	2.0
5	Energy	Solar PV	12.0	0.25
6	Environment Monitoring	Air, water, soil, noise	-	1.25
7	Total	-	81.66	19.64

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

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
NA	NA	NA	NA	NA	NA	NA	NA

40.Any Other Information

No Information Available



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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ Inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) Building and Construction projects
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 153rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP has agreed to shift the location of UGL or raise the tank above ground level by 1.5 feet.
II	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2016-IA.III dt.04.01.2019.
III	PP to submit letter from architect regarding area statement.
IV	SEIAA decided to grant EC for FSI: 13811.59 m ² , Non FSI: 13620.63 m ² & Total BUA: 27432.22 m ² . (IOD no.CC/2818/, Approval Date-13.12.2018)

General Conditions:

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

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X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

LIV

The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.



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Shri. Anil Diggikar (Member Secretary
SEIAA)

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

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

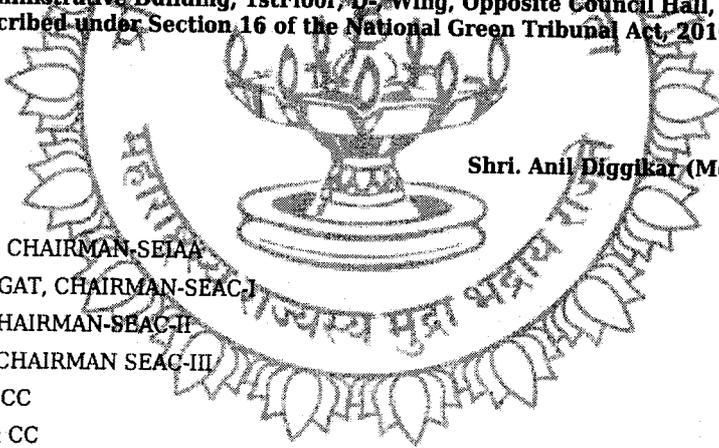
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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

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

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

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



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

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

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Shri. Anil Diggikar (Member Secretary
SEIAA)

HIRAKSHAH ASSOCIATES

PLANNING | LIASONING | ENVIRONMENTAL ARCHITECTS

18th October 2021**TO WHOM SO EVER IT MAY CONCERN**

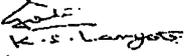
Name of Project		Commercial + Residential project "FINSWELL"			
Project Proponent		M/s L M S Realty			
Name of Architect		Ar. Hirak Shah			
Planning Authority		Pune Municipal Corporation, Pune			
Site Address		S. No. 208 / 1 A, Lohegaon, Pune			
Sr.	Particulars	Approval No. & Date	Proposed FSI (Sq.M.)	Proposed Non FSI (Sq.M.)	Proposed Total Construction Area (Sq.M.)
1	Plan Approved	CC / 4477 / 06 Dt. 23-03-2007	7332.48	3854.91	11187.39
2	Plan Approved	CC / 0959 / 11 Dt. 15-06-2011	7333.86	3920.99	11254.85
3	Plan Approved	CC / 2954 / 16 Dt. 21-12-2016	5807.37	7386.51	13193.88
4	Plan Approved	CC / 3793 / 16 Dt. 31-03-2017	7825.92	11392.33	19218.25
5	Plan Approved	CC / 1254 / 17 Dt. 31-07-2017	11866.99	14808.96	26675.95
6	Applied for EC on	Dt. 05-03-2018	12463.63	12985.86	25449.49
7	Proposed for EC	-	12496.33	14935.89	27432.22
8	Plan Approved	CC / 2818 / 18 Dt. 13-12-2018	12494.94	14815.60	27310.54
9	Plan Approved	CC / 3137 / 19 Dt. 12-03-2020	12476.81	14837.10	27313.91
10	Plan Approved	CC / 0541 / 21 Dt. 17-06-2021	12603.18 (Including Clubhouse)	14805.68	27408.86

- As on today's date total construction completed at site is FSI Area = 12603.18 Sq.M. and Non FSI Area = 14805.68 Sq.M. total Construction Built-Up Area = 27408.86 Sq.M.
- As per the Building Plans Approved vide Commencement Certificate No. CC / 2818 / 18 dated 13-12-2018, approved FSI Area = 12494.94 Sq.M. + Excess Balcony taken in FSI 1316.65 Sq.M. = 13811.59 Sq.M. . As per The D C Rules of Pune Municipal Corporation, any Excess Balcony area more than the permissible is added in the FSI calculations but this Excess Balcony taken in FSI (1316.65 Sq.M.) is a Non FSI component and hence excluded from the FSI component of the above mentioned statement.


Ar. Hirak Shah
(CA/2004/32903)

~~"ANNEXURE XXXX/10"~~

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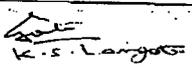
Agenda of 71st Meeting of SEAC-3		
SEAC Meeting number: 71 Meeting Date September 20, 2018		
Subject: Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty		
Is a Violation Case: No		
1.Name of Project	Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty	
2.Type of institution	Private	
3.Name of Project Proponent	M/s. LMS Realty	
4.Name of Consultant	MITCON Consultancy and Engineering Services Ltd. Agriculture College Campus, Next to DTC office, Shivaji Nagar, Pune. 411 005	
5.Type of project	Residential & commercial project	
6.New project/expansion in existing project/modernization/diversification in existing project	New project	
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	NA	
8.Location of the project	S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune	
9.Tahuka	Haveli	
10.Village	Lohegaon	
Correspondence Name:	Mr Abhinandan N. Sakla	
Room Number:	Survey No. 232/1+2, plot no 116, flat no. 1,	
Floor:	Ground floor	
Building Name:	Yash Residency	
Road/Street Name:	Sakhore nagar road	
Locality:	Sakhore nagar, Viman nagar	
City:	Pune	
11.Area of the project	Pune Municipal Corporation	
12.IOD/IOA/Concession/Plan Approval Number	Sanction plan received from Pune Municipal Corporation IOD/IOA/Concession/Plan Approval Number: Applied Approved Built-up Area: 24749.86	
13.Note on the initiated work (If applicable)	Total construction done till date 14.957 as per CC/0959/11 dated 15/06/2011. CC no. CC/2954/16 DATE 21/12/2016 and CC No. CC/3793/2016 Date 31/03/2017	
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Applied	
15.Total Plot Area (sq. m.)	8100.0 Sq.m.	
16.Deductions	3091.83 sqm	
17.Net Plot area	5008.17. sqm	
18 (a).Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 12463.63 Sq.m. b) Non FSI area (sq. m.): 12985.86 Sq.m. c) Total BUA area (sq. m.): 25449.49	
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): Approved Non FSI area (sq. m.): Date of Approval:	
19.Total ground coverage (m2)	1408.64 sqm	
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	28 (%)	
21.Estimated cost of the project	450000000	
22.Number of buildings & its configuration		
 K.S.Langote (Secretary SEAC-III)	SEAC Meeting No: 71 Meeting Date: September 20, 2018	 Name: Shri. Anil Kale Signature: Shri. Anil Kale (Chairman SEAC-III)

T.C.



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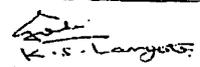
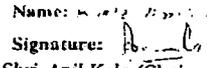
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	A BLDG	B1+B2+P1+P2+P3+10 FLOORS	41.20 M	
2	B BLDG	B+G+P+12 FLOORS	41.95 M	
3	D1 BLDG	P+6 FLOORS	19.95 M	
23.Number of tenants and shops	Tenements - 72 nos., 138 offices			
24.Number of expected residents / users	1421 nos. users			
25.Tenant density per hectare	89 Tenements/ hectare			
26.Height of the building(s)				
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 m road			
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 meter			
29.Existing structure (s) if any	Construction done till date is 2909.45 SQM which is D1 building and parking slab for A building, as per CC no. CC/0959/11 dated 15/06/2011 and CC no. CC/2954/16 DATE 21/12/2016.			
30.Details of the demolition with disposal (If applicable)	NA			
31.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32.Total Water Requirement				

 K.S.Langote (Secretary SEAC-III)	SEAC Meeting No: 71 Meeting Date: September 20, 2018	Page 22 of 139	Name: K. Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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Dry season:	Source of water	Pune Municipal Corporation
	Fresh water (CMD):	71.2
	Recycled water - Flushing (CMD):	43.41
	Recycled water - Gardening (CMD):	12
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD):	126.61
	Fire fighting - Underground water tank(CMD):	139.0
	Fire fighting - Overhead water tank(CMD):	40.0
	Excess treated water	52.59
Wet season:	Source of water	Pune Municipal Corporation
	Fresh water (CMD):	71.2
	Recycled water - Flushing (CMD):	43.41
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD):	114.61
	Fire fighting - Underground water tank(CMD):	139.0
	Fire fighting - Overhead water tank(CMD):	40.0
	Excess treated water	64.59
Details of Swimming pool (If any)	NA	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Water Requirement									
Fresh water requirement	10.8	60.48	71.2	1.08	6.05	7.13	9.72	54.43	64.15
Domestic	5.4	38.01	43.41	0	0	0	5.4	38.01	43.41
Gardening	0	12	12	0	12	12	0	0	0

 K.S.Langote (Secretary SEAC-III)	SEAC Meeting No: 71 Meeting Date: September 20, 2018	Page 23 of 139	Name:  Shri. Anil Kale (Chairman SEAC-III)
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51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air pollution	Water for Dust Suppression	1.00
2	Sanitation & Safety	Site Sanitation & Safety	2.50
3	Environmental Monitoring	Air, water, soil, noise	1.25
4	Disinfection	Disinfection	1.25
5	Health	Health Check up	0.50
6	Total	-	6.50

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water	Rain Water Harvesting	2.66	0.08
2	Sewage	Sewage Treatment Plant	47.00	13.70
3	Organic Waste	Organic Waste Composting	10.0	2.36
4	Plantation	Tree Plantation	10.0	2.0
5	Energy	Solar PV	12.0	0.25
6	Environment Monitoring	Air, water, soil, noise	-	1.25
7	Total	-	81.66	19.64

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

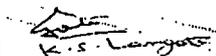
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
NA	NA	NA	NA	NA	NA	NA	NA

52.Any Other Information

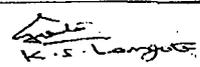
No Information Available

53.Traffic Management

Nos. of the junction to the main road & design of confluence:	1
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 K.S. Langote (Secretary SEAC-III)	SLAC Meeting No: 71 Meeting Date: September 20, 2018	Page 28 of 139	Name: <i>K. Anil Kale</i> Signature: <i>[Signature]</i> Shri. Anil Kale (Chairman SEAC-III)
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Parking details:	Number and area of basement:	A building - 2 basements, A building- 1 basement
	Number and area of podia:	NA
	Total Parking area:	3984.40 sqm
	Area per car:	12.5 sqm
	Area per car:	12.5 sqm
	Number of 2-Wheelers as approved by competent authority:	441 nos
	Number of 4-Wheelers as approved by competent authority:	238 nos
	Public Transport:	Available
	Width of all Internal roads (m):	Minimum 6 meter
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ Inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) Building and Construction projects
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-
SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS		
Summorised in brief information of Project as below.		
Brief information of the project by SEAC		

 K.S. Langote (Secretary SEAC-III)	SEAC Meeting No: 71 Meeting Date: September 20, 2018	Page 29 of 139	Name: <i>Shri. Anil Kale</i> Signature: <i>[Signature]</i> Shri. Anil Kale (Chairman SEAC-III)
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Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal.Haveli, Dist. Pune by M/s. LMS Realty.

PP submitted their application for prior Environmental clearance for total plot area of 8100.00 Sq. Mtrs, BUA of 25449.49 Sq. Mtrs and FSI area of 12463.63 Sq. Mtrs. PP proposes to construct 3 no. residential & commercial building.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8 (a) B2.

DECISION OF SEAC

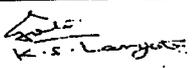
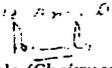
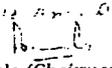
PP requested for time to submit above information; after deliberations committee asked PP to comply with the above observations and submit information to the committee for further discussion and consideration of SEAC.

Specific Conditions by SEAC:

- 1) PP has agreed to shift the location of UGT or raise the tank above ground level by 1.5 feet.

FINAL RECOMMENDATION

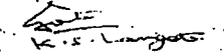
SEAC-III decided to defer the proposal. Kindly find SEAC decision above.

 K.S. Langote (Secretary SEAC-III)	SEAC Meeting No: 71 Meeting Date: September 20, 2018	Page 30 of 139	Name:  Signature:  Shri. Anil Kale (Chairman SEAC-III)
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T.C. 

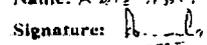
~~"ANNEXURE A & B"~~

Agenda for 67 th SEAC-3 Meeting. (Day-1)	
SEAC Meeting number: 67 Meeting Date August 19, 2018	
Subject: Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty	
Is a Violation Case: No	
1.Name of Project	Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty
2.Type of Institution	Private
3.Name of Project Proponent	M/s. LMS Realty
4.Name of Consultant	MITCON Consultancy and Engineering Services Ltd. Agriculture College Campus, Next to DIC office, Shivaji Nagar, Pune. 411 005
5.Type of project	Residential & commercial project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	NA
8.Location of the project	S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune
9.Taluka	Haveli
10.Village	Lohegaon
Correspondence Name:	Mr Abhinandan N. Sakla
Room Number:	Survey No. 232/1+2, plot no 116, flat no. 1,
Floor:	Ground floor
Building Name:	Yash Residency
Road/Street Name:	Sakhore nagar road
Locality:	Sakhore nagar, Viman nagar
City:	Pune
11.Area of the project	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	Sanction plan received from Pune Municipal Corporation
	IOD/IOA/Concession/Plan Approval Number: Applied
	Approved Built-up Area: 24749.86
13.Note on the initiated work (If applicable)	Total construction done till date 14,957 as per CC/0959/11 dated 15/08/2011. CC no. CC/2954/16 DATE 21/12/2016 and CC No. CC/3793/2016 Date 31/03/2017
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Applied
15.Total Plot Area (sq. m.)	8100.0 Sq.m.
16.Deductions	3091.83 sqm
17.Net Plot area	5008.17. sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 12463.63 Sq.m.
	b) Non FSI area (sq. m.): 12985.86 Sq.m.
	c) Total BUA area (sq. m.): 25449.49
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.):
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	1408.64 sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	28 (%)
21.Estimated cost of the project	450000000
22.Number of buildings & its configuration	


K.S.Langote (Secretary SEAC-III)

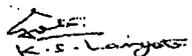
SEAC Meeting No: 67 Meeting Date: August 19, 2018

Page 83 of 154

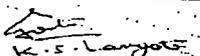
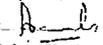
Name: Anil Kale
Signature: 
Shri. Anil Kale (Chairman SEAC-III)

T.C. 

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	A BLDG	B1+B2+P1+P2+P3+10 FLOORS	41.20 M	
2	B BLDG	B+G+P+12 FLOORS	41.95 M	
3	D1 BLDG	P+6 FLOORS	19.95 M	
23.Number of tenants and shops	Tenements - 72 nos., 138 offices			
24.Number of expected residents / users	1421 nos. users			
25.Tenant density per hectare	89 Tenements/ hectare			
26.Height of the building(s)				
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 m road			
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 meter			
29.Existing structure (s) if any	Construction done till date is 2909.45 SQM which is D1 building and parking slab for A building, as per CC no. CC/0959/11 dated 15/06/2011 and CC no. CC/2954/16 DATE 21/12/2016.			
30.Details of the demolition with disposal (if applicable)	NA			
31.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32.Total Water Requirement				

 K.S.Langote (Secretary SEAC-III)	SEAC Meeting No: 67 Meeting Date: August 19, 2018	Page 84 of 154	Name: <i>Anil Kale</i> Signature: <i>Anil Kale</i> Shri. Anil Kale (Chairman SEAC-III)
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Dry season:	Source of water	Pune Municipal Corporation							
	Fresh water (CMD):	71.2							
	Recycled water - Flushing (CMD):	43.41							
	Recycled water - Gardening (CMD):	12							
	Swimming pool make up (Cum):	NA							
	Total Water Requirement (CMD):	126.61							
	Fire fighting - Underground water tank(CMD):	139.0							
	Fire fighting - Overhead water tank(CMD):	40.0							
	Excess treated water	52.59							
Wet season:	Source of water	Pune Municipal Corporation							
	Fresh water (CMD):	71.2							
	Recycled water - Flushing (CMD):	43.41							
	Recycled water - Gardening (CMD):	0							
	Swimming pool make up (Cum):	NA							
	Total Water Requirement (CMD):	114.61							
	Fire fighting - Underground water tank(CMD):	139.0							
	Fire fighting - Overhead water tank(CMD):	40.0							
	Excess treated water	64.59							
Details of Swimming pool (If any)	NA								
33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Water Requirement									
Fresh water requirement	10.8	60.48	71.2	1.08	6.05	7.13	9.72	54.43	64.15
Domestic	5.4	38.01	43.41	0	0	0	5.4	38.01	43.41
Gardening	0	12	12	0	12	12	0	0	0

 K.S.Langote (Secretary SEAC-III)	SEAC Meeting No: 67 Meeting Date: August 19, 2018	Page 85 of 154	Name: Kale Anil D Signature:  Shri. Anil Kale (Chairman SEAC-III)
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51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air pollution	Water for Dust Suppression	1.00
2	Sanitation & Safety	Site Sanitation & Safety	2.50
3	Environmental Monitoring	Air, water, soil, noise	1.25
4	Disinfection	Disinfection	1.25
5	Health	Health Check up	0.50
6	Total		6.50

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water	Rain Water Harvesting	2.66	0.08
2	Sewage	Sewage Treatment Plant	47.00	13.70
3	Organic Waste	Organic Waste Composting	10.00	2.36
4	Plantation	Tree Plantation	10.00	2.00
5	Energy	Solar PV	12.00	0.25
6	Environment Monitoring	Air, water, soil, noise		1.25
7	Total		81.66	19.64

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

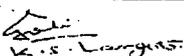
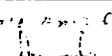
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
NA	NA	NA	NA	NA	NA	NA	NA

52.Any Other Information

No Information Available

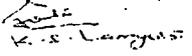
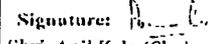
53.Traffic Management

Nos. of the junction to the main road & design of confluence:
1

 K.S.Langote (Secretary SEAC-III)	SEAC Meeting No: 67 Meeting Date: August 1 2018	Page 90 of 154	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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Parking details:	Number and area of basement:	A building - 2 basements, A building- 1 basement
	Number and area of podia:	NA
	Total Parking area:	3984.40 sqm
	Area per car:	12.5 sqm
	Area per car:	12.5 sqm
	Number of 2-Wheelers as approved by competent authority:	441 nos
	Number of 4-Wheelers as approved by competent authority:	238 nos
	Public Transport:	Available
	Width of all Internal roads (m):	Minimum 6 meter
CRZ/ RRZ clearance obtain, if any:	NA	
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA	
Category as per schedule of EIA Notification sheet	8(a) Building and Construction projects	
Court cases pending if any	NA	
Other Relevant Informations	NA	
Have you previously submitted Application online on MOEF Website.	No	
Date of online submission	-	
SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS		
Summarised in brief information of Project as below.		
Brief information of the project by SEAC		

 K.S. Langote (Secretary SEAC-III)	SEAC Meeting No. 57 Meeting Date: 14/08/2017	Page 91 of 154	Name: K. Anil Kule Signature:  Shri. Anil Kule (Chairman SEAC-III)
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Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal.Haveli, Dist. Pune by M/s. LMS Realty.

PP submitted their application for prior Environmental clearance for total plot area of 8100.00 Sq. Mtrs, BUA of 25449.49 Sq. Mtrs and FSI area of 12463.63 Sq. Mtrs. PP proposes to construct 3 no. residential & commercial building.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8 (a) B2.

DECISION OF SEAC

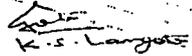
PP requested for time to submit above information; after deliberations committee asked PP to comply with the above observations and submit information to the committee for further discussion and consideration of SEAC.

Specific Conditions by SEAC:

- 1) PP to submit clarification regarding maximum potential time to time.
- 2) PP to submit details/undertaking for entire C& D waste will be used with in site.
- 3) PP to submit details for E-Waste quantity and NOC for the same.
- 4) PP to shift STP. Location should be on ground and open to sky.
- 5) PP to submit details of socioeconomic infrastructure of project vicinity.
- 6) PP to submit NOC from concern authority to lay sewer line. And submit plan of sewer line connectivity up to final disposal point.
- 7) PP to submit CFO NOC.
- 8) PP to submit cross section at four places including UGT, OWC and DG set location showing clear road width 6 meter. 1.5 meter distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
- 9) PP to submit water supply NOC.
- 10) PP to submit energy saving calculation along with terrace area calculations.
- 11) PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF& CC circular dated 1/05/2018.

FINAL RECOMMENDATION

SEAC-III decided to defer the proposal till PP submits the additional information as per above conditions within 30 days

 K.S. Langote (Secretary SEAC-III)	SEAC Meeting No: 67 Meeting Date: August 19, 2018	Page 92 of 154	Name: K. Anil D. Signature: Anil Shri. Anil Kale (Chairman SEAC-III)
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T. C.


~~ANNEXURE A-1/2~~

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Agenda of 74th Meeting of SEAC-3 (DAY-2)**SEAC Meeting number: 74 Meeting Date October 26, 2018****Subject: Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty****Is a Violation Case: No**

1.Name of Project	Construction Project "FINSWELL" at S. No. 208/1A. Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty
2.Type of institution	Private
3.Name of Project Proponent	M/s. LMS Realty
4.Name of Consultant	MITCON Consultancy and Engineering Services Ltd. Agriculture College Campus, Next to DIC office, Shivaji Nagar, Pune. 411 005
5.Type of project	Residential & commercial project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	NA
8.Location of the project	S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune
9.Taluka	Haveli
10.Village	Lohegaon
Correspondence Name:	Mr Abhinandan N. Sakla
Room Number:	Survey No. 232/1+2, plot no 116, flat no. 1,
Floor:	Ground floor
Building Name:	Yash Residency
Road/Street Name:	Sakhore nagar road
Locality:	Sakhore nagar, Viman nagar
City:	Pune
11.Area of the project	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	Sanction plan received from Pune Municipal Corporation IOD/IOA/Concession/Plan Approval Number: Applied Approved Built-up Area: 24749.86
13.Note on the initiated work (if applicable)	Total construction done till date 14,957 as per CC/0859/11 dated 15/06/2011, CC no. CC/2954/16 DATE 21/12/2016 and CC No. CC/3793/2016 Date 31/03/2017
14.LOI / NOC / IOD from MHADA/ Other approvals (if applicable)	Applied
15.Total Plot Area (sq. m.)	8100.0 Sq.m.
16.Deductions	3091.83 sqm
17.Net Plot area	5008.17. sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 12463.63 Sq.m. b) Non FSI area (sq. m.): 12985.86 Sq.m. c) Total BUA area (sq. m.): 25449.49
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): Approved Non FSI area (sq. m.): Date of Approval:
19.Total ground coverage (m2)	1408.64 sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	28 (%)
21.Estimated cost of the project	450000000

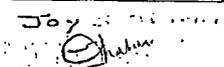
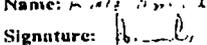
22.Number of buildings & its configuration

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 74 Meeting Date: October 26, 2018	Page 111 of 154	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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T. C. 

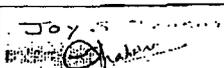
125

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	A BLDG	B1+B2+P1+P2+P3+10 FLOORS	41.20 M	
2	B BLDG	B+G+P+12 FLOORS	41.95 M	
3	D1 BLDG	P+6 FLOORS	19.95 M	
23.Number of tenants and shops		Tenements - 72 nos., 138 offices		
24.Number of expected residents / users		1421 nos. users		
25.Tenant density per hectare		89 Tenements/ hectare		
26.Height of the building(s)				
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))		18 m road		
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation		9 meter		
29.Existing structure (s) if any		Construction done till date is 2909.45 SQM, which is D1 building and parking slab for A building, as per CC no. CC/0959/11 dated 15/06/2011 and CC no. CC/2954/16 DATE 21/12/2016.		
30.Details of the demolition with disposal (if applicable)		NA		
31. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32.Total Water Requirement				

 Joy S.Thakur (Secretary SEAC-III)	SEAC Meeting No: 74 Meeting Date: October 26, 2018	Page 112 of 154	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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Dry season:	Source of water	Pune Municipal Corporation							
	Fresh water (CMD):	71.2							
	Recycled water - Flushing (CMD):	43.41							
	Recycled water - Gardening (CMD):	12							
	Swimming pool make up (Cum):	NA							
	Total Water Requirement (CMD):	126.61							
	Fire fighting - Underground water tank(CMD):	139.0							
	Fire fighting - Overhead water tank(CMD):	40.0							
	Excess treated water	52.59							
Wet season:	Source of water	Pune Municipal Corporation							
	Fresh water (CMD):	71.2							
	Recycled water - Flushing (CMD):	43.41							
	Recycled water - Gardening (CMD):	0							
	Swimming pool make up (Cum):	NA							
	Total Water Requirement (CMD):	114.61							
	Fire fighting - Underground water tank(CMD):	139.0							
	Fire fighting - Overhead water tank(CMD):	40.0							
	Excess treated water	64.59							
Details of Swinining pool (If any)	NA								
33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Fresh water requirement	10.8	60.48	71.2	1.08	6.05	7.13	9.72	54.43	64.15
Domestic	5.4	38.01	43.41	0	0	0	5.4	38.01	43.41
Gardening	0	12	12	0	12	12	0	0	0


 Joy S. Thakur (Secretary
 SEAC-III)

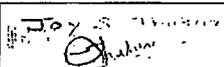
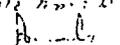
SEAC Meeting No: 74 Meeting Date: October
26, 2018

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of 154

Name: Anil Kale
 Signature: 
 Shri. Anil Kale (Chairman
 SEAC-III)

34. Rain Water Harvesting (RWH)	Level of the Ground water table:	Pre-monsoon water level 13.20 BGL, Post Monsoon 8.20 BGL	
	Size and no of RWH tank(s) and Quantity:	NA	
	Location of the RWH tank(s):	NA	
	Quantity of recharge pits:	4 nos.	
	Size of recharge pits :	2m x 2m x 2m	
	Budgetary allocation (Capital cost) :	10.0 Lac	
	Budgetary allocation (O & M cost) :	2.36 Lac/annum	
	Details of UGT tanks if any :	Residential Water tank: 40000 lit Residential domestic & fire tank: 64000 lit Raw water tank : 10000 lit Commercial Water tank: 40000 lit fire tank: 75000 lit Drinking water tank : 20000 lit	
35. Storm water drainage	Natural water drainage pattern:	Overflow/surplus water from the recharge pit will be discharged into storm water drainage	
	Quantity of storm water:	5.29 m ³ /hr	
	Size of SWD:	300 mm	
Sewage and Waste water	Sewage generation in KLD:	108 KLD	
	STP technology:	MBBR	
	Capacity of STP (CMD):	STP 1: 50m ³ /day, STP 2: 70 m ³ /day	
	Location & area of the STP:	STP1 (73Sqm) near Building A and STP2 (101Sqm) near Building B	
	Budgetary allocation (Capital cost):	47.0 Lac	
	Budgetary allocation (O & M cost):	13.70 Lac/annum	
36. Solid waste Management			
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total quantity of excavation- 12650 cum; Quantity of backfill from excavated earth- 3200 cum; Quantity of earthwork used in site leveling/reclamation- 2400 cum;	
	Disposal of the construction waste debris:	Excavated soil & murum will be used for landscaping, roads & backfilling	
Waste generation in the operation Phase:	Dry waste:	232 kg/day	
	Wet waste:	219 kg/day	
	Hazardous waste:	NA	
	Biomedical waste (If applicable):	NA	
	STP Sludge (Dry sludge):	14.75 kg/day	
	Others if any:	NA	
Joy S.Thakur (Secretary SEAC-III)	SIAC Meeting No: 74 Meeting Date: October 20, 2018	Page 114 of 154	Signature: _____ Shri. Anil Kale (Chairman SEAC-III)

Parking details:	Number and area of basement:	A building - 2 basements, A building- 1 basement
	Number and area of podia:	NA
	Total Parking area:	3984.40 sqm
	Area per car:	12.5 sqm
	Area per car:	12.5 sqm
	Number of 2-Wheelers as approved by competent authority:	441 nos
	Number of 4-Wheelers as approved by competent authority:	238 nos
	Public Transport:	Available
	Width of all Internal roads (m):	Minimum 6 meter
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) Building and Construction projects
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	
SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS		
Summarised in brief information of Project as below.		
Brief information of the project by SEAC		

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 71 Meeting Date: 26/08/2018	Name: Shri. Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
	Page 119 of 154	

Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal.Haveli, Dist. Pune by M/s. LMS Realty.

PP submitted their application for prior Environmental clearance for total plot area of 8100.00 Sq. Mtrs, BUA of 25449.49 Sq. Mtrs and FSI area of 12463.63 Sq. Mtrs. PP proposes to construct 3 no. residential & commercial building.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8 (a) B2.

DECISION OF SEAC

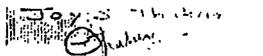
SEAC decided to **recommend** the proposal for prior environmental Clearance, subject to PP complying with the above conditions.

Specific Conditions by SEAC:

- 1) PP has agreed to shift the location of UGT or raise the tank above ground level by 1.5 feet.

FINAL RECOMMENDATION

SEAC-III have decided to recommend the proposal to SEIAA for Prior Environmental clearance subject to above conditions.

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 71 Meeting Date: October 26, 2018	Page 120 of 154	Name: Anil Kale Signature:  Shri. Anil Kale (Chairman SEAC-III)
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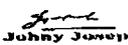
T. C. 

~~ANNEXURE A-14~~

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153 rd Meeting of SEIAA	
SEIAA Meeting number: 153 Meeting Date January 25, 2019	
Subject: Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty	
Is a Violation Case: No	
1.Name of Project	Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty
2.Type of institution	Private
3.Name of Project Proponent	M/s. LMS Realty
4.Name of Consultant	MITCON Consultancy and Engineering Services Ltd. Agriculture College Campus, Next to DIC office, Shivaji Nagar, Pune. 411 005
5.Type of project	Residential & commercial project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	NA
8.Location of the project	S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune
9.Taluka	Haveli
10.Village	Lohegaon
Correspondence Name:	Mr Abhinandan N. Sakla
Room Number:	Survey No. 232/1+2, plot no 116, flat no. 1,
Floor:	Ground floor
Building Name:	Yash Residency
Road/Street Name:	Sakhore nagar road
Locality:	Sakhore nagar, Viman nagar
City:	Pune
11.Area of the project	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	Sanction plan received from Pune Municipal Corporation
	IOD/IOA/Concession/Plan Approval Number: Applied
	Approved Built-up Area: 24749.86
13.Note on the initiated work (If applicable)	Total construction done till date 14.957 as per CC/0959/11 dated 15/06/2011, CC no. CC/2954/16 DATE 21/12/2016 and CC No. CC/3793/2016 Date 31/03/2017
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Applied
15.Total Plot Area (sq. m.)	8100.0 Sq.m.
16.Deductions	3091.83 sqm
17.Net Plot area	5008.17. sqm
18 (a). Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 12463.63 Sq.m.
	b) Non FSI area (sq. m.): 12985.86 Sq.m.
	c) Total BUA area (sq. m.): 25449.49
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.):
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	1408.64 sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	28 (%)
21.Estimated cost of the project	450000000

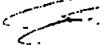
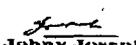
22.Number of buildings & its configuration

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 153 Meeting Date: January 25, 2019	Page 125 of 257	 Shri. Johny Joseph (Chairman SEIAA)
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T.C.


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Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	A BLDG	B1+B2+P1+P2+P3+10 FLOORS	41.20 M	
2	B BLDG	B+G+P+12 FLOORS	41.95 M	
3	D1 BLDG	P+6 FLOORS	19.95 M	
23.Number of tenants and shops	Tenements - 72 nos., 138 offices			
24.Number of expected residents / users	1421 nos. users			
25.Tenant density per hectare	89 Tenements/ hectare			
26.Height of the building(s)				
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 m road			
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 meter			
29.Existing structure (s) if any	Construction done till date is 2909.45 SQM which is D1 building and parking slab for A building, as per CC no. CC/0959/11 dated 15/06/2011 and CC no. CC/2954/16 DATE 21/12/2016.			
30.Details of the demolition with disposal (If applicable)	NA			
31.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32.Total Water Requirement				

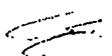
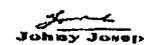
 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 153 Meeting Date: January 25, 2019	Page 126 of 257	 Shri. Johnny Joseph (Chairman SEIAA)
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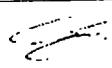
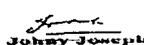
Dry season:	Source of water	Pune Municipal Corporation
	Fresh water (CMD):	71.2
	Recycled water - Flushing (CMD):	43.41
	Recycled water - Gardening (CMD):	12
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD):	126.61
	Fire fighting - Underground water tank(CMD):	139.0
	Fire fighting - Overhead water tank(CMD):	40.0
	Excess treated water	52.59
Wet season:	Source of water	Pune Municipal Corporation
	Fresh water (CMD):	71.2
	Recycled water - Flushing (CMD):	43.41
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD):	114.61
	Fire fighting - Underground water tank(CMD):	139.0
	Fire fighting - Overhead water tank(CMD):	40.0
	Excess treated water	64.59
Details of Swimming pool (If any)	NA	

33.Details of Total water consumed

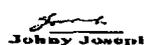
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Water Requirement									
Fresh water requirement	10.8	60.48	71.2	1.08	6.05	7.13	9.72	54.43	64.15
Domestic	5.4	38.01	43.41	0	0	0	5.4	38.01	43.41
Gardening	0	12	12	0	12	12	0	0	0

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 153 Meeting Date: January 25, 2019	Page 127 of 257	 Shri. Johny Joseph (Chairman SEIAA)
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51.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)				
1	Air pollution	Water for Dust Suppression	1.00				
2	Sanitation & Safety	Site Sanitation & Safety	2.50				
3	Environmental Monitoring	Air, water, soil, noise	1.25				
4	Disinfection	Disinfection	1.25				
5	Health	Health Check up	0.50				
6	Total	-	6.50				
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs.	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	Water	Rain Water Harvesting	2.66	0.08			
2	Sewage	Sewage Treatment Plant	47.00	13.70			
3	Organic Waste	Organic Waste Composting	10.0	2.36			
4	Plantation	Tree Plantation	10.0	2.0			
5	Energy	Solar PV	12.0	0.25			
6	Environment Monitoring	Air, water, soil, noise	-	1.25			
7	Total	-	81.66	19.64			
51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
NA	NA	NA	NA	NA	NA	NA	NA
52.Any Other Information							
No Information Available							
53.Traffic Management							
Nos. of the junction to the main road & design of confluence:		1					

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No. 153 Meeting Date: January 25, 2019	Page 132 of 257	 Shri. Johnny Joseph (Chairman SEIAA)
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Parking details:	Number and area of basement:	A building - 2 basements, A building- 1 basement
	Number and area of podia:	NA
	Total Parking area:	3984.40 sqm
	Area per car:	12.5 sqm
	Area per car:	12.5 sqm
	Number of 2-Wheelers as approved by competent authority:	441 nos
	Number of 4-Wheelers as approved by competent authority:	238 nos
	Public Transport:	Available
	Width of all Internal roads (m):	Minimum 6 meter
CRZ/ RRZ clearance obtain, if any:	NA	
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA	
Category as per schedule of EIA Notification sheet	8(a) Building and Construction projects	
Court cases pending if any	NA	
Other Relevant Informations	NA	
Have you previously submitted Application online on MOEF Website.	No	
Date of online submission	-	
SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS		
Summarised in brief information of Project as below.		
Brief information of the project by SEAC		

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 153 Meeting Date: January 25, 2019	Page 133 of 257	 Shri. Johnny Joseph (Chairman SEIAA)
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Environment Clearance for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal.Haveli, Dist. Pune by M/s. LMS Realty.

PP submitted their application for prior Environmental clearance for total plot area of 8100.00 Sq. Mtrs, BUA of 25449.49 Sq. Mtrs and FSI area of 12463.63 Sq. Mtrs. PP proposes to construct 3 no. residential & commercial building.

The case was discussed on the basis of the documents submitted and presentation by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category B (a) U2.

DECISION OF SEAC

SEAC decided to **recommend** the proposal for prior environmental Clearance, subject to PP complying with the above conditions.

Specific Conditions by SEAC:

- 1) PP has agreed to shift the location of UGT or raise the tank above ground level by 1.5 feet.

SEIAA DECISION

Proposal was recommended in the 74th meeting of SEAC-3 for total plot area of 8100.00 Sq. Mtrs, BUA of 25449.49 Sq. Mtrs and FSI area of 12463.63 Sq. Mtrs. As PP got approval for about 2000.00 m² more area than that appraised by SEAC-3. PP requested to grant EC as per approval.

SEIAA decided to grant EC for : FSI: 13811.59 m², Non FSI: 13620.63 m² & Total BUA: 27432.22 m². (IOD no.CC/2818/, Approval Date-13.12.2018)

SEIAA decided to grant EC subject to following conditions-

1. 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.

2. PP to submit letter from architect regarding area statement.

Specific Conditions by SEIAA:

- 2) PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- 3) PP to submit letter from architect regarding area statement.
- 4) SEIAA decided to grant EC for : FSI: 13811.59 m², Non FSI: 13620.63 m² & Total BUA: 27432.22 m². (IOD no.CC/2818/, Approval Date-13.12.2018)

FINAL RECOMMENDATION

SEIAA have decided to grant the proposal for Prior Environmental Clearance subject to above conditions

<p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>	<p>SEIAA Meeting No: 153 Meeting Date: January 25, 2019</p>	<p>Page 134 of 257</p>	<p>Shri. Johnny Joseph (Chairman SEIAA)</p>
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T. C. [Signature]

Regd Post

Fax: 079-23249691
Tele: 079-23242600/5229

HQ SWAC, IAF
Sec-09, Gandhinagar
Gujarat,
Pin-382009

SWAC/S 2551/4/1/ATS

22 Jun 17

**M/s LMS Realty,
C/o Mr Jitendra Babulal Lalwani,
Flat No 1, Yesh Residency,
Plot No 116, S No 232 / 1+2,
Sakore Nagar, Near Viman Nagar,
Pune, Maharashtra - 411014**

**NOC FROM AVIATION ANGLE FOR
CONSTRUCTION OF BUILDING**

Sir,

1. Please refer your application on the subject.
2. The application has been examined under Gazette of India GSR 751 (E), Works of Defence Act 1903 and other relevant orders on the subject. Head Quarters South Western Air Command has no objection for construction of building for height of **45 M AGL** at Survey No 208, Hisa No 1A, Lohegaon, Haveli, Pune subject to following conditions:-
 - (a) The NOC is from 'Aviation angle' and cannot be used as document for any other purpose/claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/all statutory clearances from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of the NOC is further subject to the provisions of Sec 9 A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
 - (e) Vertical extent (highest point) of the building proposed at coordinates mentioned overleaf shall not exceed **613M AMSL or 45M AGL whichever is lower**. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Corners	Latitude	Longitude	Site Elevation
A	18° 33' 42.7" N	73° 54' 45.9" E	568 M AMSL
B	18° 33' 42.3" N	73° 54' 47.1" E	
C	18° 33' 46.4" N	73° 54' 47.3" E	
D	18° 33' 50.0" N	73° 54' 47.7" E	
E	18° 33' 49.5" N	73° 54' 46.9" E	
F	18° 33' 46.3" N	73° 54' 47.6" E	

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

(g) A garbage clearance system shall be installed prior to the construction of buildings for the purpose of avoiding bird activity. The garbage disposal system shall be shown to the representative of Air Force Station Pune whenever requested for.

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

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

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

Yours sincerely



(K Hurshan)
Group Captain
Command ATC Officer

Copy to:

D Ops (ATS) Air HQ (VB)

Air Force Station Pune (SATCO)

Regd Post

Tele/ Fax: 079-23200960

HQ SWAC, IAF
VSN, Chilloda
Gandhinagar,
Gujarat-382042

SWAC/S 2551/4/1/ATS

30 May 18

M/s LMS Realty,
C/o. Mr. Jitendra Babulal Lalwani,
Flat No 1, Yesh Residency,
Plot No. 116, S. No. 232/1+2,
Sakore Nagar, Near Viman Nagar,
Pune, Maharashtra - 411014

NOC FOR CONSTRUCTION OF BUILDING

1. Please refer your application on the subject.
2. The application has been examined under Gazette of India GSR 751 (E), Works of Defence Act 1903 and other relevant orders on the subject. HQ SWAC has "No - Objection" for construction of building for height of 49.50M AGL at Survey No 208, Hissa No. 1A, Village - Lohegaon, Taluka - Haveli, Pune (Maharashtra) subject to following conditions:-
 - (a) The NOC is being issued as per provisions mentioned under section 5(2) of GSR 751 (E) read in conjunction with sub section (1) and clause (O) & clause (R) of sub section 2 of section 5 read with section 9 A of aircraft act 1934 and cannot be used as document for any other purpose / claim whatsoever, including ownership of land where line is being laid / towers are installed.
 - (b) The applicant is responsible to obtain NOC/all statutory clearances from **AAI / State Govt / Municipalities / any other concerned authorities** including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of the NOC is further subject to the provisions of Sec 9 A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.

(e) Vertical extent (highest point) of the building proposed at coordinates mentioned below shall not exceed 617.50M AMSL or 49.50M AGL whichever is lower. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightning Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

Corners	Latitude	Longitude	Site Elevation
A	18° 33' 42.7" N	73° 54' 45.9" E	568 M AMSL
B	18° 33' 42.3" N	73° 54' 47.1" E	
C	18° 33' 46.4" N	73° 54' 47.3" E	
D	18° 33' 50.0" N	73° 54' 47.7" E	
E	18° 33' 49.5" N	73° 54' 46.9" E	
F	18° 33' 46.3" N	73° 54' 47.6" E	

(f) Standard obstruction lightings to be provided by the company and shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(g) A garbage clearance system shall be installed prior to the construction of buildings for the purpose of avoiding bird activity. The garbage disposal system shall be shown to the representative of Air Force Station Pune whenever requested for.

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

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to under mentioned address. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC

(i) AOC, Air Force Station Pune, Lohegaon, Pune (Maharashtra) - 411032

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



(U Manoj)
Group Captain
Command ATC Officer

Copy to:

D Ops (ATS) Air HQ (VB)
Air Force Station Pune (SATCO)

PUNE MUNICIPAL CORPORATION
Building Control Department

Approval of Work upto Plinth Level
 Part First

(WING - 'A')

Architect/ Licence Engineer Name :-

HIRAK A SHAH

pune



Proposal No	: LOH/0099/06
Outward No	: PCC/0696/17
Outward Date	: 19/12/2017

SITE DETAILS	
Peth/ T.P. Scheme	: Lohagaon
Village	: Lohagaon
Survey No	: 208/1A
Hissa No	: -
C.T.S.No	: -
Final Plot No.	: -
Sub Plot No.	: -
Plot No.	: -
Society	: -
LandMark	

Shri. L M S REALTY THROU PARTNERS JITENDRA
 LALWANI

Sir,

With reference to your intimation No. PLN/0991/17 dated 08/12/2017 regarding the completion of construction work up to plinth level in the above mentioned site. I have to inform on verification at site that: -

1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/1254/17 Dated 31/07/2017
2. The work shall not be proceeded with.

a) As it is not as per sanctioned plans.

b) _____

c) _____

d) _____

3. _____

Sanjay S Mohite
 Sd/-

Sanjay S Mohite
 Sub / Junior Engineer
 Building Control No.
 Pune Municipal Corporation.

Date : 19/12/2017

Rajesh Maruti Shinde
 Signature valid

Digitally signed by -Rajesh Maruti Shinde
 Date: 19-12-2017 03:50:05 P
 Reason: PUNE MUNICIPAL CORPORATION
 Location: PUNE

Rajesh Maruti Shinde
 Deputy Engineer
 Building Control No.
 Pune Municipal Corporation

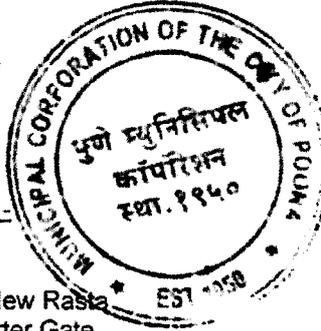
Date : 19/12/2017

PUNE MUNICIPAL CORPORATION**Building Control Department**

Approval of Work upto Plinth Level

Full

BUILDING - 'B'



Proposal No	LOH/0099/06
Outward No	PCC/0335/18
Outward Date	26/07/2018

SITE DETAILS

Peth/ T.P Scheme	Lohagaon
Village	Lohagaon
Survey No	208/1A
Hissa No	-
C T.S.No	-
Final Plot No.	-
Sub Plot No	-
Plot No.	-
Society	-
LandMark	

To

Architect/ Licence Engineer Name :-

HIRAK A SHAHFlt no. 203, chetan Premises 384 New Rasta
Peth, VarOpposite MCA Club, Quarter Gate

Shri. L M S REALTY THROU PARTNERS JITENDRA LALWANI

Sir,

With reference to your intimation No. PLN/0509/18 dated 25/07/2018 regarding the completion of construction work up to plinth level in the above mentioned site. I have to inform on verification at site that -

- ✓ 1. The further work may be proceeded with as per sanctioned plans. Sanctioned under commencement Certificate No. CC/1254/17 Dated 31/07/2017
- ✗ 2. The work shall not be proceeded with.

a) As it is not as per sanctioned plans.

b) _____

c) _____

d) _____

3. _____

Sd/-

Sanjay S Mohite
Sub / Junior Engineer
Building Control No.
Pune Municipal Corporation.

Date : 26/07/2018

Rajesh Maruti Shinde
Deputy Engineer
Building Control No.
Pune Municipal Corporation

Date : 26/07/2018



पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०५/१/११

दिनांक : १९/७/२०१९

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

इमारत - D9 भोगवटा पत्र अर्जा क्र. ९.

श्री. / श्रीमती

राहणार

मे. गौरी कृष्ण वधान नर्से शशीदार
 एडी महेद मिनाळ, C/O श्री लक्ष्मण शिंदे (का. शा. ३३)
 म. १८, शिवाजीनगर पुणे-५

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अक्ट
 कलमे ४५/६९ प्रमाणे पुणे, पेठ कोडगाव घरांक — फायनल प्लॅट क्र. /
 सर्व्हे क्र. २०८/१७अ. टी. पी. स्कीम नंबर ०८२५/११ दि. १९/७/१९
 इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ०९५५/११ दिनांक १५/६/१९
 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 २५/६/२०१९, रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका
 अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा
 इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशानुसार

मजला	इमारत क्र. डी-१
तळमजला	पार्किंग
पहिला	१०१ ते १०४
दुसरा	२०१ ते २०४
तिसरा	३०१ ते ३०४
चौथा	४०१ ते ४०४
पाचवा	५०१ ते ५०४
सहावा	६०१ ते ६०४
एकुण	२४ सदनिका
एकुण २४ सदनिका सह संपुर्ण इमारत	

(१)

(२)

(३)

अट - भविष्यात मान्य नकाशावरील
 कोणत्याही बांधकामे (उदा. मार्शिनल अंतरात व
 टॅरेसवर रोड, पार्टीशन वॉल, करुण अमर
 प्रोल्स लावून पार्किंग वगैरे करणे इत्यादी)
 करण्यास कोणत्याही पूर्वसुचना व देना सदरची
 संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील
 व त्यासाठी देणारा सर्व फ्लॅट वारक / मालक
 जाबकदून घेवून करवावत येईल.

सहायक अभियंता,

बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका.

श्री. शिंदे

राज्यातील महानगरपालिकांच्या मंजूर विकास नियंत्रण नियमावलीमध्ये विकास हक्क हस्तांतरण (TDR) संदर्भात नवीन विनियम अंतर्भूत करण्याबाबत महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१ क क) (ग) अन्वये अंतिम मंजूरी.

महाराष्ट्र शासन
अधिसूचना
नगर विकास विभाग,
मंत्रालय, मुंबई-३२
दिनांक : २८/०१/२०१६

क्र.टिपीएस-१८१३/३०६७/प्र.क्र.१२२/१२/मनपा/नवि-१३

सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

Sanjay

Balkrishna

Saoji

(संजय सावजी)

अवर सचिव, महाराष्ट्र शासन

Digitally signed by Sanjay Balkrishna Saoji
DN: c=IN, o=Government Of Maharashtra,
ou=UNDER SECRETARY, postalCode=400032,
st=Maharashtra,
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serialNumber=be169c754827a9b6dc916ac
5c85a4c876ae2924ca9e6f7c2054ada52d674
7, cn=Sanjay Balkrishna Saoji
Date: 2016.01.28 14:52:17 +05'30'

प्रत,

- १) मा.मुख्यमंत्री यांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, (नगर विकास) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
- ३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

- १) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) आयुक्त, महानगरपालिका, पुणे / पिंपरी-चिंचवड / सोलापूर / कोल्हापूर / सांगली-मिरज-कुपवाड / नागपूर / चंद्रपूर / नाशिक / अहमदनगर / जळगाव / धुळे / मालेगाव / औरंगाबाद / नांदेड-वाघाळा / लातूर / परभणी / अमरावती / अकोला (शाखा कार्यालयामार्फत).
- ५) सह संचालक, नगर रचना, अंमलबजावणी कक्ष / मुल्यांकन / पुणे / कोकण / नाशिक / नागपूर / औरंगाबाद / अमरावती विभाग.
- ६) सहायक संचालक, नगर रचना / नगर रचनाकार, सर्व शाखा कार्यालये, नगर रचना विभाग.
- ७) अवर सचिव, नवि-११/नवि-३० / कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- ८) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.- त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या, असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करून त्याच्या प्रत्येकी ५० प्रती नगर विकास विभागास पाठवाव्यात.
- ९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई - त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १०) निवड नस्ती (कार्यासन-१३).

NOTIFICATION

URBAN DEVELOPMENT DEPARTMENT,
Mantralaya, Mumbai 400032
Dated: 28/01/2016

Maharashtra
Regional and
Town
Planning
Act, 1966

No.TPS -1813/3067/CR-122/MCORP/12/UD-13:- Whereas, the lands reserved for public amenities, social facilities and utilities in the Development Plans (hereinafter referred to as *the said Development Plan*) of the Municipal Corporations (hereinafter referred as to as *the said Planning Authorities*) prepared and sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as *the said act*) are being generally acquired under Section 126 of the said Act read with relevant provisions of Land Acquisition Act, 1894 (hereinafter referred as to as *the said LA Act*) by granting "*Transferable Development Rights*";

And whereas, the Land Acquisition Act, 1894 replaced by the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 is an Act of Indian Parliament that regulates land acquisition and provides rules for granting compensation, rehabilitation and resettlement to the affected persons and provides provisions for fair compensation to those whose land is taken away, brings transparency to the process of acquisition of land and assures rehabilitation of those affected;

And whereas, in view of the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, it is necessary to allow the fair compensation for the lands reserved for public amenities, social facilities and utilities in the Development Plans prepared under the provisions of Maharashtra Regional and Town Planning Act, 1966 by granting "*Transferable Development Rights and by allowing owner for development subject to certain conditions under Accommodation Principle*;

And whereas, in view of the above, Government felt necessary to reform the existing *regulations of "Transferable Development Rights and Accommodation Principle"* (hereinafter referred as to as *the said Regulations*) and for that purpose the Study Group was formed to examine the provisions of the *newly enacted Land Acquisition Act* & to suggest the reformation in the present said regulations of *transferable development rights and Accommodation Principle*;

And whereas, the Study Group after careful study of the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, submitted the report to Government and in view of recommendation of the Study Group, the Government of Maharashtra is satisfied that in the public interest it is necessary to incorporate urgently a comprehensive revised regulation in respect of *Transferable Development Rights and Accommodation Principle* in the sanctioned Development Control Regulations of the respective said Planning Authorities replacing the all said existing /proposed regulations of *Transferable Development Rights and Accommodation Principle* (hereinafter referred to as *the proposed modification*);

And whereas , pursuant to the above and in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra has published a notice bearing No.TPS-1813/3067/CR-492/MCORP/13/UD-13/dt 30/04/2015 which appeared in the Maharashtra Government Gazette dated 7th to 13th May 2015 on the page no 10 to 22 for inviting objections and suggestions upon *the said proposed modifications* from the general public and concerned Joint Director of Town Planning of the division was authorized

as an Officer (hereinafter referred to as *the said Officer*) to give hearing and submit his report to the Government;

And whereas after considering the reports submitted by the concerned said Officers and consulting the Director of Town Planning M.S.Pune, the Government of Maharashtra is of the opinion that the proposed modifications in respect of "*Transferable Development Rights*" as mentioned in *ANNEXURE B* should be sanctioned with certain modifications for the said Planning Authorities (excluding Municipal Corporations of Kokan Division) as mentioned in *ANNEXURE A* and decided to take decision on Accommodation Reservation Principle separately;

Now therefore, in exercise of the powers conferred by Clause (c) of sub-Section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra finally sanctions the proposed modifications in respect of "*Transferable Development Rights*" as mentioned in *ANNEXURE B* with certain modifications for the said Planning Authorities as mentioned in *ANNEXURE A* attached herewith;

02. This notification shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Office of the Director of Town Planning, Central Building, Pune;
- (ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Aurangabad, Amravati Division;
- (iii) Commissioner Municipal Corporation

This notice shall also be made available on the Government website www.maharashtra.gov.in (कायदे / नियम).

By order and in the name of Governor of Maharashtra,

Sanjay
Balkrishna Saoji

(Sanjay Saoji)

Under Secretary to Government

Digitally signed by Sanjay Balkrishna Saoji
DN: cn=Sanjay Balkrishna Saoji, o=GOVERNMENT OF MAHARASHTRA,
ou=UNDER SECRETARY, postalCode=400032,
st=Maharashtra,
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cn=Sanjay Balkrishna Saoji
Date: 2016.01.28 14:53:28 +05'30'

ANNEXURE A

Accompaniment to the Government in Urban Development Department Notification bearing No. TPS -1813/3067/CR-122/MCORP/12/UD-13, dated 28/01/2016

Sr. No.	Name of Municipal Corporation	Name of the Division
1	Pune	Pune Division
2	Pimpri-Chinchwad	
3	Solapur	
4	Kolhapur	
5	Sangli-Miraj-Kupwad	
6	Nagpur	Nagpur Division
7	Chandrapur	
8	Nashik	Nashik Division
9	Ahmednagar	
10	Jalgaon	
11	Dhule	
12	Malegoan	
13	Aurangabad	Aurangabad Division
14	Nanded-Vaghala	
15	Latur	
16	Parbhani	
17	Amravati	Amravati Division
18	Akola	

By order and in the name of Governor of Maharashtra,

Sanjay
Balkrishna
Saoji

(Sanjay Saoji)

Under Secretary to Government

Digitally signed by Sanjay Balkrishna Saoji
DN: cn=Sanjay Balkrishna Saoji, ou=UNDER SECRETARY,
postalCode=400032, st=Maharashtra,
2.5.4.20=1387246796198420653021e52311d
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7, cn=Sanjay Balkrishna Saoji
Date: 2016.01.28 14:54:00 +05'30'

APPENXURE - B

Accompaniment to the Government in Urban Development Department Notification bearing No. TPS -1813/3067/CR-122/MCORP/12/UD-13, dated 28/01/2016.

REGULATIONS FOR GRANT OF TRANSFERABLE DEVELOPMENT RIGHTS

1.0 TRANSFERABLE DEVELOPMENT RIGHTS -

Transferable Development Rights (TDR) is a compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as *Development Right Certificate (DRC)*.

Development Rights Certificate (DRC) shall be issued by Municipal Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

2.0 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

Compensation in terms of *Transferable Development Rights (TDR)* shall be permissible for-

- i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966;
- ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;
- iii) lands under any new road or road widening proposed under the provisions of Maharashtra Municipal Corporation Act ;
- iv) development or construction of the amenity on the reserved land;
- v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;
- vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;
- vii) the purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.

3.0 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

It shall not be permissible to grant *Transferable Development Rights (TDR)* in the following circumstances:-

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;
- ii) where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.

iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.

iv) for the width of road that would be necessary according to the length as per Development Control Regulations;

v) if the compensation in the form of FSI / or by any means has already been granted to the owner.

vi) where lawful possession including by mutual agreement /or contract has been taken.

vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.

viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

4.0 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS (TDR) –

4.1 *Transferable Development Rights (TDR)* against surrender of land :-

4.1.1 For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below:-

Area Designated on DP	Entitlement for TDR/DR
Non-congested Area	2 times the area of surrendered land.
Congested Area	3 times the area of surrendered land.

(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)

Provided that, if leveling of land and construction/erection of the compound wall / fencing as per Clause No. 4.1.2 to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-congested area and congested area respectively.

Provided also that Additional / incentive *Transferable Development Rights (TDR)* to the extent of 20 %, 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of *Transferable Development Rights (TDR)* within 1, 2 ,3 years and 5 and 4 years from this notification respectively.

Provided that the *quantum of generation of TDR as prescribed above*, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR . Also the quantum of *Transferable Development Rights (TDR)* generated for reservation in CRZ/BDP/HTHS areas or in areas which have some natural or legal constraint on development shall be as decided by the Government separately.

4.1.2 DRC shall be issued only after the land is surrendered to the Municipal Corporation, free of cost and free from encumbrances and after leveling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 mt above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. *Provided that*, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of *Transferable Development Rights (TDR)* shall be reduced as prescribed in proviso to Clause 4.1.1.

4.1.3 If any contiguous land of the same owner/developer, in addition to the land under surrender for which *Transferable Development Rights (TDR)* is to be granted, remains unbuildable, the Municipal Commissioner may grant *Transferable Development Rights (TDR)* for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.

4.1.4 In case of lessee, the award of *Transferable Development Rights (TDR)* shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

4.2 Transferable Development Rights (TDR) against Construction of Amenity-

When an owner or lessee with prior approval of Municipal Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal Commissioner and hands over the said developed/constructed amenity free of cost to the Municipal Commissioner then he may be granted a *Transferable Development Rights (TDR)* in the form of FSI as per the following formula:-

Construction Amenity TDR in sq.m. = A/B * 1.25

Where,

A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

5.0 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for *Transferable Development Rights (TDR)* utilisation shall be submitted alongwith the documents as may be prescribed by the Commissioner or by the Government from time to time.

5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.

5.3 The *Transferable Development Rights (TDR)* generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in congested or non-congested area earmarked on Development Plan. The equivalent quantum of *Transferable Development Rights (TDR)* to be permitted on receiving plot shall be governed by the formula given below:-

Formula: $X = (Rg / Rr) \times Y$

Where, X = Permissible Utilisation of TDR/DR in sqm on receiving plot

Rg = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year

Rr = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq.m.

5.4 Utilisation of Transferable Development Rights (TDR) and Road Width Relation :-

5.4.1 Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of *Transferable Development Rights (TDR)* on receiving plot shall be, subject to the road width, as prescribed below:-

Sr No	Plots Fronting on Road width	Maximum permissible TDR Loading		
		Plot area in sq.mt.		
		Upto 1000 sq.mt.	1000 to 4000 sq.mt.	4000 sq.mt. and above
1	2	3	4	5
1	9mt and above but less than 12	0.20	0.40	0.40
2	12mt and above but less than 18	0.30	0.50	0.65
3	18mt and above but less than 24	0.30	0.60	0.90
4	24mt and above but less than 30	0.30	0.80	1.15
5	Above than 30 mt	0.30	1.00	1.40

Note:-

- i) Column No.3, 4 and 5 shows the maximum permissible TDR that can be utilised on any plot.
- ii) FSI loading limit on such plot (Maximum Building potential) shall be the basic FSI + TDR + Additional FSI on payment of premium if any.
- iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.
- iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include atleast 20 % slum TDR (wherever applicable) and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above .

v) If a plot is situated on internal road having dead end within 50 mt. from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.

5.4.2 Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone etc. where specific provisions which are sanctioned by the Government shall apply.

5.4.3. Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in regulation no 5.4.1 shall not be applicable.

5.4.4 The utilisation of *Transferable Development Rights (TDR)* shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.

5.4.5 Areas Restricted from Utilisation of *Transferable Development Rights (TDR)* :-

Utilisation of *Transferable Development Rights (TDR)* shall not be permitted in following areas:-

- a) Agricultural / no development / Green zone / HTHS Zone and Bio Diversity Park reservation in the Development Plan.
- b) Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
- c) Coastal regulation zone.
- d) Where the permissible basic Zonal FSI is less than 0.75.
- e) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defense restriction areas, etc.) or under these regulations.

6.0 GENERAL STIPULATION:-

6.1 Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.

Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i) share of Government and land holder ii) transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

6.2 DRC shall be issued by the Municipal Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a "transferable and negotiable instrument" after the authentication by the Municipal Commissioner. The Municipal Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.

6.3 The Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

6.4 Transfer of DRC-

6.4.1 The Commissioner shall allow transfer of DRC in the following manner-

i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.

ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Commissioner with an application alongwith relevant documents as may be prescribed by the Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Commissioner and in such circumstances the Certificate shall be available for use only to the holder / transferor.

6.4.2 The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

6.5 The Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-

- i. Under direction from a competent Court.
- ii. Where the Commissioner has reason to believe that the DRC is obtained
 - a) by producing fraudulent documents
 - b) by misrepresentation,

6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations,

6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.

6.8 DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding *Transferable Development Rights (TDR)* receiving potential, the total area of the reservation before surrender, shall be considered.

6.9 Infrastructure Improvement Charges-

The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

7.0 VESTING OF LAND :-

7.1 The Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.

7.2 In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Municipal Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.

Provided also that, if such Appropriate Authority is the State Government Department, the Municipal Commissioner shall handover the possession of such land to the concerned Department free of cost.

8.0) EFFECT OF THIS REGULATION:-

a) Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to publication of these regulations However Utilization of such TDR shall be allowed as per these regulations only.

b) These Regulations shall come into effect from publication of this Notification in Official Gazette.

By order and in the name of Governor of Maharashtra,

**Sanjay
Balkrishna
Saoji**

Digitally signed by Sanjay Balkrishna Saoji
DN: c=IN, o=Government Of Maharashtra,
ou=UNDER SECRETARY, postalCode=400032,
st=Maharashtra,
2.5.4.20=138024b79c19b420653021e52311d
b55b7964b2bc5c3642efdb26f86338a77f,
serialNumber=ba169cc754827a9b6adc016ac
3c85a4c876ae20f24ca9e07c2064ada52a674
7, cn=Sanjay Balkrishna Saoji
Date: 2016.01.28 14:54:35 +05'30'

(Sanjay Saoji)

Under Secretary to Government

Annexure - X

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-067177/CE/CC-1910000056

Date 01/10/2019

To,
 M/s. LMS Realty,
 S. No. 208/1A, Lohegaon,
 Viman nagar, Tal: Havell, Dist: Pune.

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

Ref: 1. Your Application vide UAN No. -000067177 Dated: 15/02/2019.
 2. Minutes of 4th Consent Committee Meeting (Part-I) held on 13/08/2019.

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

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 45.00Cr.
 (As per undertaking certificate submitted by project proponent)

The Consent to establish is valid for construction of Residential & Commercial Project named as M/s. LMS Realty, S. No. 208/1A, Lohegaon, Viman nagar, Tal: Havell, Dist: Pune, for total plot area of 8,100.0 Sqm and total construction built up area 25,449.49 Sqm including utilities and services as per Construction Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic Effluent	108	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	380 KVA	1	As Per Schedule -II
2	DG Set	750 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	219.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	232.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	14.75 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dt.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dt.02/02/2019 for total plot area 8,100.0 Sqm and total construction BUA 25,449.49 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	Date	Drawn On
1	75,000/-	255301	20/02/2019	Axis Bank

Copy to:

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

Schedule-ITerms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of 180.0 CMD

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

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

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

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

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

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

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	114.61

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

Schedule-IITerms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (380 KVA)	Acoustic enclosure	400	Diesel	760	Lit/Hr	-	-
2.	DG Set (750 KVA)	Acoustic enclosure	245	Diesel	1500	Lit/Hr	-	-

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

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

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

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

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

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

Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

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

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

Annexure – XI

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0//UAN No.0000004206/CE-2110000079

Date: 20/10/2021

To,
 M/s. LMS Realty
 S. No. 208/1A, Lohegaon, Viman nagar
 Tal: Haveli, Dist: Pune.



Your Service is Our Duty

Sub: Amendment in Consent to Establish for Construction of Residential & Commercial Project Granted Under Red Category.

Ref: 1. Consent to Establish Granted vide no.
 Format1.0/BO/JD(WPC)/UAN-067177/CE/CC-1910000056 dtd. 01.10.2019.

Your application NO. MPCB-CONSENT-0000067177

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

1. **The Consent to Establish is granted for a period up to Commissioning of the project or up to validity period 01.10.2024.**
2. **The capital investment of the project is Rs.45 Cr. (As per undertaking submitted by pp).**
3. **The Amendment in Consent to Establish is valid for Construction of Residential & Commercial Project named as LMS Realty, S. No. 208/1A,Lohegaon, Viman nagar Tal; ,Haveli, Dist: Pune on Total Plot Area of 8100.0 SqMtrs for construction BUA of 27432.22 SqMtrs as per EC granted dated 02.02.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance vide dtd. 02.02.2019	8100.00	27432.22

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	108	As per Schedule - I	60% should be reused & recycled and remaining should be discharged in municipal sewer

(Handwritten Signature)

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set 380 KVA	1	As per Schedule -II
S-2	DG Set 750 KVA	1	As per Schedule -II

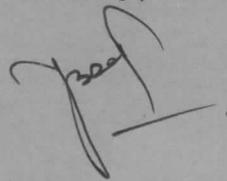
6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Garbage	219.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry Garbage	232.0 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3	STP Sludge	14.75 Kg/Day	STP	Used as manure

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

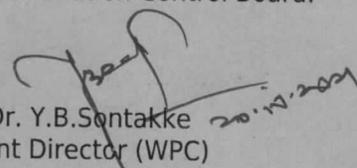
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
12. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
13. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
14. Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area.



15. Project proponent shall take adequate measures to control noise & dust emission during construction phase.
16. Project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: No. SEIAA-EC-000000678 dt: 02.02.2019.
17. This amendment in consent to establish letter has been issued with overriding effect over earlier granted consent to establish vide no. Format1.0/JD (WPC)/UAN-067177/CE/CC-1910000056 dtd. 01.10.2019 which valid up to COU or five years.

For and on behalf of the
Maharashtra Pollution Control Board.


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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	5448557	26/02/2019	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **120 CMD for treatment of domestic effluent of 108 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	126.61
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 380 KVA	Acoustic Enclosure	2.5	Diesel	76 Ltr/Hr
S-2	DG Set 750 KVA	Acoustic Enclosure	2.5	Diesel	150 Ltr/Hr

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

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

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakh	15 days	Towards Compliance of EC & Consent conditions	Up to Commissioning of the project	Five years

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

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV**Conditions during construction phase**

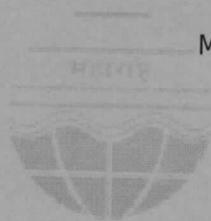
A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise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

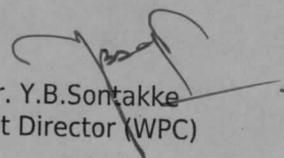
General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

For and on behalf of the
Maharashtra Pollution Control Board.




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

MITCON Consultancy & Engineering Services Ltd.
Environment Management and Engineering Division
(Environmental Laboratory)

Agriculture College Campus, Next to DIC office, Shivaji Nagar, Pune. 411 005,
Ph. No. 66289405/400, email: emelab@mitconindia.com
• OHSAS 18001:2007 Certified Laboratory.
• Recognized by MoEF & CC- Validity till 08/07/2022.



MITCON
CONSULTANCY & ENGINEERING
SERVICES LTD

Format No. EME/LAB/Format 7.8/TR

Test Report

Report Number : MITCON/2019-20/June/58
ULR No: TC51081900000675P

Issue Date:13/06/2019

Client's Name & Address	Sample Details	
LMS Realty Survey No 208/1A Lohegaon Vimannagar	Sample Code	MITCON/2019-20/June/58/2
	Name of Sample	Soil
	Sample Details	Project Site Soil
	Sample Collected By	MITCON
	Sample Collected On	08/06/2019
	Date of Sample Receipt	08/06/2019
	Analysis Start Date	08/06/2019
	End Date of Analysis	13/06/2019

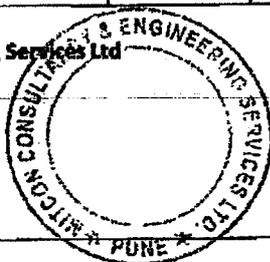
ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	Test Method
01	Texture	Clay/loam	-	EME/SOP/SOIL/TEXTURE
02	Percentage Of Different Components			
	Sand	26	%	EME/SOP/SOIL/TEXTURE
	Silt	35	%	
	Clay	39	%	
03	Soil Moisture	7.22	%	IS 2720 Part II1973
04	Bulk Density	1.04	gm/cm ³	EME/LAB/SOIL/Bulk Density
05	pH	7.18		C.A.Black Agronomy
06	Conductivity	570.1	µS/cm	IS 14767,2000,Reaff 2016
07	Organic Carbon	0.46	%	IS 2720(part22)1972,Rev1,2015
08	Organic Matter	0.79	%	IS 2720(part22)1972,Rev1,2015
09	Calcium (as Ca)	180.1	mg/kg	EME/LAB/SOIL/Calcium
10	Magnesium (as Mg)	55.4	mg/kg	EME/LAB/SOIL/Magnesium
11	Available Nitrogen	137.8	kg/ha	EME/LAB/SOIL/Available nitrogen
12	Phosphorous (as P)	10.2	kg/ha	EME/LAB/SOIL/Phosphate
13	Potassium (as K)	140.1	kg/ha	EME/LAB/SOIL/Potassium
14	Iron (as Fe)	1.38	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
15	Zinc (as Zn)	0.22	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
16	Copper (as Cu)	0.37	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
17	Sodium	32.5	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
18	Manganese (as Mn)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
19	Total Chromium (as Cr)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
20	Nickel (as Ni)	<0.02	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
21	Cadmium (as Cd)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrient/AAS
22	Lead (as Pb)	<0.1	mg/kg	EME/LAB/SOIL/Micronutrients/AAS

For MITCON Consultancy & Engineering Services Ltd

Kadambari
Checked By

(Mrs. Kadambari Deshmukh)



Sandeep
Authorized Signatory
Dr. Sandeep Jadhav
(Executive Vice President)

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MITCON Consultancy & Engineering Services Ltd.
Environment Management and Engineering Division
(Environmental Laboratory)

Agriculture College Campus, Next to DIC office, Shivaji Nagar, Pune. 411 005,
Ph. No. 66289405/400, email: emelab@mitconindia.com

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IS/ ISO 9001:2015 Certified



Format No. EME/LAB/Format 7.8/TR

Test Report

Report Number : MITCON/2019-20/November/127

Issue Date:02/12/2019

ULR No: TC51081900001471P

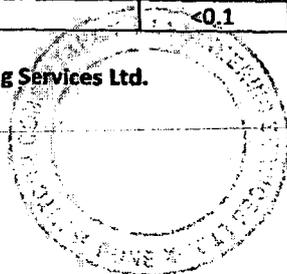
Client's Name & Address	Sample Details	
Construction Project "Finswell" at Sr no 208/1A,Lohegaon, Vimannagar,Taluka:Haveli Pune By LMS Realty	Sample Code	MITCON/2019-20/November/127/2
	Name of Sample	Soil
	Sample Details	Project Site Soil
	Sample Collected By	MITCON
	Sample Collected On	28/11/2019
	Date of Sample Receipt	28/11/2019
	Analysis Start Date	28/11/2019
	End Date of Analysis	02/12/2019

ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	Test Method
01	Texture	Clay Loam	-	EME/SOP/SOIL/TEXTURE
02	Percentage Of Different Components			
	Sand	21	%	EME/SOP/SOIL/TEXTURE
	Silt	45	%	
	Clay	34	%	
03	Soil Moisture	4.32	%	IS 2720 Part II1973
04	Bulk Density	1.18	gm/cm ²	EME/LAB/SOIL/Bulk Density
05	pH	7.98		C.A.Black Agronomy
06	Conductivity	767.8	µs/cm	IS 14767,2000,Reaff 2016
07	Organic Carbon	0.34	%	IS 2720(part22)1972,Rev1,2015
08	Organic Matter	0.58	%	IS 2720(part22)1972,Rev1,2015
09	Calcium (as Ca)	75.6	mg/kg	EME/LAB/SOIL/Calcium
10	Magnesium (as Mg)	51.7	mg/kg	EME/LAB/SOIL/Magnesium
11	Available Nitrogen	120.2	kg/ha	EME/LAB/SOIL/Available nitrogen
12	Phosphorous (as P)	13.5	kg/ha	EME/LAB/SOIL/Phosphate
13	Potassium (as K)	119.4	kg/ha	EME/LAB/SOIL/Potassium
14	Iron (as Fe)	0.45	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
15	Zinc (as Zn)	0.29	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
16	Copper (as Cu)	0.30	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
17	Sodium	34.6	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
18	Manganese (as Mn)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
19	Total Chromium (as Cr)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
20	Nickel (as Ni)	<0.02	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
21	Cadmium (as Cd)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
22	Lead (as Pb)	<0.1	mg/kg	EME/LAB/SOIL/Micronutrients/AAS

For MITCON Consultancy & Engineering Services Ltd.

Checked By
(Mr.Aniket Taware)



Authorized Signatory
Mrs.Kadambari Deshmukh

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Annexure - XIII

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Date 20/07/2020

Consent order No: Format1.0/BO/JD (WPC)/UAN-093907/CO/CC-

2007001262

To,
M/s. LMS Realty,
S. No. 208/1A, Lohegaon, Viman Nagar,
Taluka : Haveli Dist: Pune

Sub: Consent to Operate (Part-I) for Construction of Residential and Commercial Project is granted under Red category.

Ref: 1. Your Application vide UAN No. 093907 dt. 29/01/2020.
2. Consent to establish granted vide No Format1.0/BO/JD (WPC)/UAN-067177/CE/CC-1910000056 dt. 01/10/2019

For: Consent to Operate (par-I) with Construction of Residential and Commercial Project is granted under Orange category under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. Consent to Operate (Part-I) is granted for period up to 31/03/20221
2. The proposed capital investment of the project is **Rs.26.00 Cr.**
(As per undertaking submitted by project proponent)

The Consent to Operate (Part-I) valid for Construction of Residential and Commercial Projects named as **M/s. LMS Realty S. No. 208/1A, Lohegaon, Viman Nagar, Taluka : Haveli Dist: Pune** for total plot area **8100.0 Sqm** & construction completed **BUA 15009.08 Sqm** out of total construction **BUA 25449.49 Sqm** as per EC dt. 02/02/2019, including utilities and services and As per Architect certificate submitted by Project proponent.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	40.5	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	380 KVA 2 Nos	2	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	219 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	232 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	-8.0Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dtd. 02/02/2019 for total plot area 8100 Sqm & total Construction BUA 25449.49 sqm.

For and on behalf of the
Maharashtra Pollution Control Board

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

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	75,000/-	AXSK201900007148	08/07/2020	Axis Bank
2.	25,000/-	AXMB201973521767	15/07/2020	Axis bank

Copy to:

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

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

- 1) A] As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of **50 CMD**

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

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

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

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

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

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	45

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

Schedule-IITerms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (380 KVA)	Acoustic enclosure	4.0	Diesel	226	Lit/Hr	--	--
2.	DG Set (380 KVA)	Acoustic enclosure	4.0	Diesel	226	Lit/Hr	--	--

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

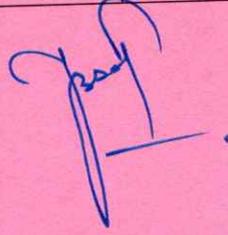
2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

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

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

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	Continuous	31.05.2021

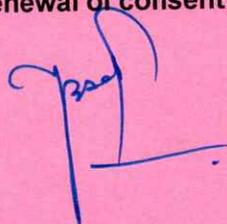


Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method.
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) **The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.**



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format 1.0/JD (WPC)/UAN No.0000108202/CR - 2104000164

Date: 05.04.2021

To,
 LMS Realty
 S. No. 208/1A, Lohegaon, Viman nagar,
 Tal. Havelli, Dist. Pune,



Sub: Renewal of consent to operate (part-I) is granted for residential and commercial projects under Red category

- Ref:** 1. Environmental clearance Accorded vide letter dt.02/02/2019
 2. Consent to operate is granted vide NO. format 1.0/BO/JD(WPC)/UAN No. 93907/CO/CC-2007001262 dt.20/07/2020

Your application NO. MPCB-CONSENT-0000108202

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

1. Renewal of consent to operate (Part-I) for period up to 31/03/2022
2. The capital investment of the project is Rs.42 Cr. (As per C.A Certificate submitted by industry).
3. The renewal of Consent to operate (Part-I) is valid for residential and commercial projects named as LMS Realty, S. No. 208/1A, Lohegaon, Viman nagar, Tal. Havelli, Dist. Pune, on Total Plot Area of 8100.0 SqMtrs for construction BUA of 15009.08 SqMtrs out of Total Construction BUA 27432.22 SqMtrs as per EC granted date 2.02.2019 including utilities and services and architect Certificate submitted by Project proponent
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	NA
2.	Domestic effluent	40.5	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

[Handwritten Signature]

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
2	DG Set 320 KVA	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	219 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Dry Waste	232 Kg/Day		Segregate and Hand over to Local Body for recycling Used as manure
3	STP sludge	8.0 Kg/Day		used as manure

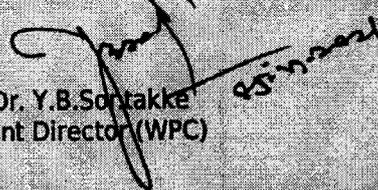
7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

- 8 The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- 10 Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016
- 11 PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- 12 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- 13 The online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.
- 14 Project Proponent Shall not use groundwater till obtained permission from Central ground water Authority (CGWA).
- 15 PP shall take adequate measures to control dust emissions and noise level during construction phase.

- 16 Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking..

For and on behalf of the
Maharashtra Pollution Control Board.


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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	MPCB-DR-4452	17/02/2021	NEFT

Copy to:

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

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

- 1) A) As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity 50 CMD for treatment of domestic effluent of 40.5 CMD.
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	45.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-2	DG Set 380 KVA 2 Nos.	Acoustic enclosure	4	Diesel	226 Ltr/Hr

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

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

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

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

Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate (Part-I)	10.0 Lakh	15 Days	O & m of pollution control system and compliance of consent conditions	Continuous	31/05/2022

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

BG Forfeiture History

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

BG Return details

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

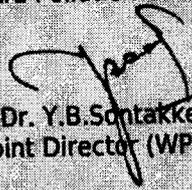
SCHEDULE-IV**General Conditions:**

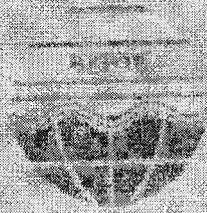
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP)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



11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


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





पुणे महानगरपालिका
वृक्ष प्राधिकरण विभाग
नगर रोड - वडगावशेरी क्षेत्रिय कार्यालय
जा. क्र. वृ.प्रा. जा./२०१५
दिनांक १२/२/२०२०

प्रति

मा. उप अभियंता
बांधकाम विकास विभाग झोन क्र १,
पुणे महानगरपालिका

यांजकडेस.



विषय : स.न. २०८/१अ, लोहगाव, पुणे येथील बांधकामास पुर्णत्वाचा दाखला देणे
बाबत.

संदर्भ : १) एल.एम.एस. रिअल्टी तर्फे पार्टनर श्री जितेंद्र ललवानी, श्री जगदीश मुळीक, श्री
अभिनंदन साकला (PAH) यांचा दिनांक २१ अ/१२/२०१९ रोजी चे पत्र
२) महापालिका आयुक्त यांचे कार्यालयीन परिपत्रक जा.क्र न.अ. जा/ज/२३३
दिनांक २६/११/२००७.
३) मिळकतीचे एकूण क्षेत्रफळ ६९३२.३२ चौ.मी.
४) मान्य बांधकाम परवाना क्र सी सी/२८१८/१८ दिनांक १३/१२/२०१८.

संदर्भाकीत क्र १ च्या पत्रानुसार विषयांकीत ठिकाणी असलेल्या जागेची समक्ष पाहणी करण्यात आली सदर
जागेचे क्षेत्रफळ ६९३२.३२ चौ. मी. असून सदर ठिकाणी एकूण ७५ वृक्षाचे यशस्वीरित्या संवर्धन केले आहे.
सबब विषयांकीत ठिकाणच्या बांधकामास पुर्णत्वाचा दाखला देण्यास खात्याची शिफारस आहे.
मा.स.कळावे.

सहा. उद्यान अधीक्षक
पुणे महानगरपालिका

१२/२/२०

पुणे महापालिका सहाय्यक आयुक्त तथा
वृक्ष अधिकारी
नगर रोड वडगावशेरी क्षेत्रिय कार्यालय
पुणे महानगरपालिका

टिप : मिळकतीत असलेल्या वृक्ष भोवती माती टाकणे साठी 2x 2 आकाराची जागा सोडण्यात यावी.

प्रत : एल.एम.एस. रिअल्टी तर्फे
पार्टनर श्री जितेंद्र ललवानी, श्री जगदीश मुळीक, श्री
अभिनंदन साकला (PAH)
स.न. २०८/१अ, लोहगाव, पुणे

Annexure - XVI



LMS Realty
 Survey No. 232/1-2, Plot No. 116, Flat No. 1, Ground Floor, Yash Residency,
 Sachin Nagar Road, Viman Nagar, Pune

PUBLIC NOTICE

Government of India, Ministry of Environment, Forest and Climate Change, New Delhi has accorded Environmental Clearance vide SEIAA-EC-000000678 dated February 2, 2019 for Construction Project 'YINSWELL' at S. No. 208/1A Viman Nagar, Lohagaon, Tal. Haveli, Dist. Pune by LMS Realty.

Copies of the clearance letters are available with Maharashtra Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>

Place: Pune
 Date: 22/04/2019

Jitendra Lalwani
 Partner
 For LMS Realty

STPLINE.NAH
 23/04/2019 Page No 4



एलएमएस रिअॅल्टी
 सर्व्हे नं. २३२/१+२, प्लॉट नं. ११६, फ्लॉट नं. १, तळमजला, यश रेसिडेन्सी,
 साखरे नगर रोड, विमान नगर, पुणे

जाहीर सूचना

पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय, भारत सरकार नवी दिल्ली यांनी त्यांच्या पत्र क्र. SEIAA-EC-000000678 दि. २ फेब्रुवारी २०१९ अन्वये आमच्या से. एलएमएस रिअॅल्टी तर्फे यिनस्वेल प्रोजेक्ट, स. नं. २०८/१ए विमाननगर, लोहगाव, ता. हवेली, जि. पुणे येथील बांधकामास पर्यावरणविषयक परवानगी दिली आहे.

सदर पर्यावरणविषयक परवानगीच्या प्रती महाराष्ट्र प्रदुषण नियंत्रण मंडळाकडे उपलब्ध असून पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालयाच्या <http://www.envfor.nic.in> या वेबसाईटवर आपण पाहू शकता.

स्थळ: पुणे
 दिनांक: २२/०४/२०१९

जितेंद्र ललवाणी
 पार्टनर
 तर्फे एलएमएस रिअॅल्टी

**Construction Project "FINSWELL" at S. No. 208/1A,
Lohegaon, Viman Nagar, Tal. Haveli, Dist. Pune**



By

M/s. LMS REALTY

**Six Monthly Post EC Compliance Report
January to June 2019**

Submitted To

**Ministry of Environment and Forest, Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001**



LMS REALTY

BUILDERS & DEVELOPERS

20/06/2019

To,
BY : LALWANI | MULIK | SAKLA
 Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WC7), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur - 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apcccentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of Jan to June 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	Construction Project "FINSWELL" at S. No. 208/1A, Lohgaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 24000 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
 Yours faithfully,

Authorized Signatory
 Encl. Post EC Compliance Report
 CC.

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032.
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999



LMS REALTY
BUILDERS & DEVELOPERS

20/06/2019

To,
Shri Kanwarjit Singh, IFS
Additional Principal Chief Conservator of Forests (C),
Ministry of Environment Forest & Climate Change
Regional Office (WC7), Ground Floor,
East Wing, New Secretariat Building,
Civil line, Nagpur - 440001
Tel. No. 0712-2531318, Fax: 0712-2531318
E-mail: apcccentral-ngp-mef@gov.in

BY: LALWANI | MULIK | SAKLA

Sub: Submission of Six Monthly Compliance Report for the period of Jan to June 2019

Dear Sir,

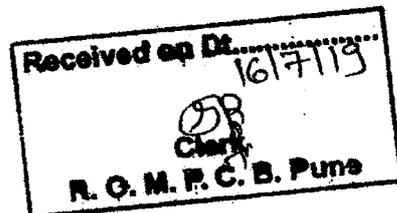
As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	Construction Project "FINSWELL" at S. No. 208/1A, Lohgaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty
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Yours faithfully,

Authorized Signatory
Encl. Post EC Compliance Report
CC.



1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999

Submission of Six Monthly Compliance Report for the period of Jan to June 2019 for Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Haveli, Dist. Pune by M/s. LMS Realty

Nikhil Chavan

Thu 7/18/2019 10:43 AM

To: ecompliance-mh@gov.in <ecompliance-mh@gov.in>

1 attachments (2 MB)

LMS Realty.pdf

To,

Shri Kanwarjit Singh, IFS

Additional Principal Chief Conservator of Forests (C),

Ministry of Environment Forest & Climate Change

Regional Office (WCZ), Ground Floor,

East Wing, New Secretariat Building,

Civil line, Nagpur - 440001

Tel. No. 0712-2531318, Fax: 0712-2531318

E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of Jan to June 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

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5.	Project Information Sheet	Annexure I
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We hope the above information is in line with your requirement.

Thanking You,
Yours faithfully,
For, LMS Realty

Thanks & Regards,

Nikhil Chavan (M.E. Environment)

Sr. Consultant

Environment Management & Engineering Division



LMS REALTY
BUILDERS & DEVELOPERS

20/06/2019

To,
Shri Kanwarjit Singh, IFS
Additional Principal Chief Conservator of Forests (C),
Ministry of Environment Forest & Climate Change
Regional Office (WC7), Ground Floor,
East Wing, New Secretariat Building,
Civil line, Nagpur - 440001
Tel. No. 0712-2531318, Fax: 0712-2531318
E-mail: apccfcentral-ngp-mef@gov.in

BY : LALWANI | MULIK | SAKLA

Sub: Submission of Six Monthly Compliance Report for the period of Jun to June 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	Construction Project "FINSWELL" at S. No. 208/1A, Lohgaon, Viman nagar, Tal. Havell, Dist. Pune by M/s. LMS Realty
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 24000 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
Yours faithfully,

Authorized Signatory
Encl. Post EC Compliance Report
CC.

आवक विभाग (मुख्यालय)
महाराष्ट्र प्रदूषण नियंत्रण मंडळ,
कल्पतरु पॉइंट, ३रा मजला, सायन सकल,
सिनेप्लिनेट समोर, सायन (पूर्व),
मुंबई - ४०००२२.
Date: 20/06/2019

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank,
Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999



LMS REALTY
BUILDERS & DEVELOPERS

20/06/2019

To,
Shri Kanwarjit Singh, IFS
Additional Principal Chief Conservator of Forests (C),
Ministry of Environment Forest & Climate Change
Regional Office (WC2), Ground Floor,
East Wing, New Secretariat Building,
Civil line, Nurgpur - 440001
Tel. No. 0712-2531318, Fax: 0712-2531318
E-mail: apcccentral-ngp-mcf@gov.in

Rev. 17.7.19
आवक लिपीक
पर्यावरण विभाग
मंत्रालय, मुंबई

Sub: Submission of Six Monthly Compliance Report for the period of Jun to June 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	Construction Project "FINSWELL" at S. No. 208/1A, Lohegaon, Viman nagar, Tal. Havelli, Dist. Pune by M/s. LMS Realty
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 24000 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
Yours faithfully,

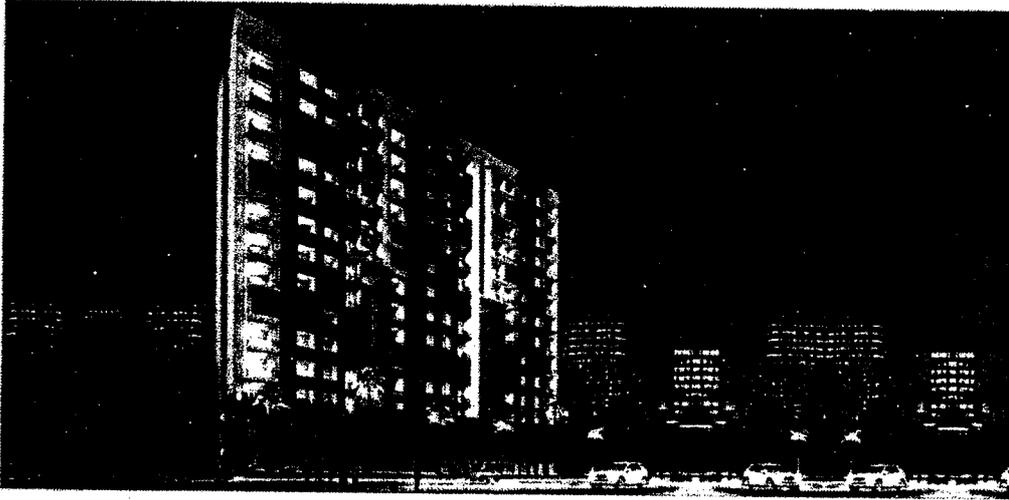
Authorized Signatory
Encl. Post EC Compliance Report
CC.

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999

**Construction Project "FINSWELL" at S. No. 208/1A,
Lohegaon, Viman Nagar, Tal. Haveli, Dist. Pune**



By

M/s. LMS REALTY

**Six Monthly Post-EC Compliance Report
July to December 2019**

Submitted To

**Ministry of Environment and Forest, Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001**



07/12/2019

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur – 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27182.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
 Yours faithfully,

Authorized Signatory
 Encl. Post EC Compliance Report
 CC.

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999

Submission of Six Monthly Compliance Report for the period of July to Dec 2019 of LMS Realty

Nikhil Chavan

Wed 12/18/2019 6:11 PM

To: ecompliance-mh@gov.in <ecompliance-mh@gov.in>

1 attachments (2 MB)

Post EC Report (Dec 19).pdf;

To,

Shri Kanwarjit Singh, IFS

Additional Principal Chief Conservator of Forests (C),

Ministry of Environment Forest & Climate Change

Regional Office (WCZ), Ground Floor,

East Wing, New Secretariat Building,

Civil line, Nagpur – 440001

Tel. No. 0712-2531318, Fax: 0712-2531318

E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SELAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27182.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement

Thanks & Regards,

Nikhil Chavan (M.E. Environment)

Sr. Consultant

Environment Management & Engineering Division

MITCON Consultancy and Engineering Services Limited

Behind DIC Office, Agriculture College Campus,

o/c



LMS REALTY
ESTABLISHED IN 1980
 BY: LALWANJI MULIK SAKLA

07/12/2019

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur - 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27182.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
 Yours faithfully,

Authorized Signatory
 Encl. Post EC Compliance Report
 CC.

MAHARASHTRA POLLUTION CONTROL BOARD
 Kalpataru Park, 3rd Floor, Sion Circle,
 Opp. Cine Planet Cinema, Sion (E),
 Mumbai - 400 022.
 Tel: 24010437 / 24020781

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999



07/12/2019

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur – 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

24/12/19
 आवक लिपीक
 पर्यावरण विभाग
 मंत्रालय, मुंबई

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27182.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

(Signature)
 Authorized Signatory
 Encl. Post EC Compliance Report
 CC.

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999

o/c



LMS REALTY
BY: LAIWANI MAULIK SAKLA

07/12/2019

To,
Shri Kanwarjit Singh, IFS
Additional Principal Chief Conservator of Forests (C),
Ministry of Environment Forest & Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil line, Nagpur - 440001
Tel. No. 0712-2531318, Fax: 0712-2531318
E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2019

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27182.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

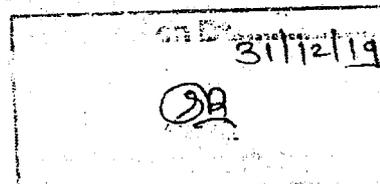
Thanking You,
Yours faithfully,

Authorized Signatory
Encl. Post EC Compliance Report
CC.

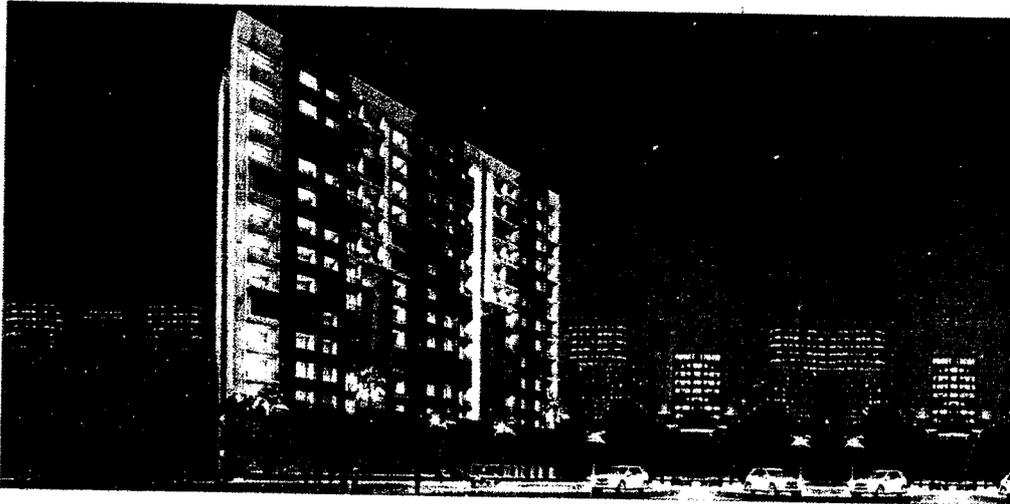
1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999



**Construction Project "FINSWELL" at S. No. 208/1A,
Lohegaon, Viman Nagar, Tal. Haveli, Dist. Pune**



By

M/s. LMS REALTY

**Six Monthly Post EC Compliance Report
Jan to June 2020**

Submitted To

**Ministry of Environment and Forest, Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001**



LMS REALTY
BY CHALWANTIMULIK SAKLA

08/06/2020

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur – 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of Jan to June 2020

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27331.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
 Yours faithfully,

Authorized Signatory
Encl. Post EC Compliance Report
 CC.

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999

Submission of Six Monthly Compliance Report for the period of Jan to June 2020 for Finswell Project

Nikhil Chavan <nikhil.chavan@mitconindia.com>

Tue 6/30/2020 4:50 PM

To: ecompliance-mh@gov.in <ecompliance-mh@gov.in>

Cc: Shrikant Kakade <shrikant.kakade@mitconindia.com>

1 attachments (5 MB)

Combine Report.pdf

To,

Shri Kanwarjit Singh, IFS

Additional Principal Chief Conservator of Forests (C),

Ministry of Environment Forest & Climate Change

Regional Office (WCZ), Ground Floor,

East Wing, New Secretariat Building,

Civil line, Nagpur – 440001

Tel. No. 0712-2531318, Fax: 0712-2531318

E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of Jan to June 2020

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27331.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanks & Regards,

Nikhil Chavan (M.E. Environment)

Sr. Consultant

Environment Management & Engineering Division

MITCON Consultancy and Engineering Services Limited

Behind DIC Office, Agriculture College Campus,

Shivajinagar, Pune – 411 005, Maharashtra (INDIA)

Tel.: 020-66289404, 406

Mob.: 9561712909, 7020829151

**Construction Project "FINSWELL" at S. No. 208/1A,
Lohegaon, Viman Nagar, Tal. Haveli, Dist. Pune**



By

M/s. LMS REALTY

**Six Monthly Post EC Compliance Report
July to Dec 2020**

Submitted To

**Ministry of Environment and Forest, Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001**

Submission of Six Monthly Compliance Report for the period of July to Dec 2020 for Finswell Project by LMS Realty

Nikhil Chavan <nikhil.chavan@mitconindia.com>

Thu 12/17/2020 1:26 PM

To: ecompliance-mh@gov.in <ecompliance-mh@gov.in>

1 attachments (5 MB)

Combine Report.pdf;

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur – 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2020

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27350.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirements.

Thanks & Regards,

Nikhil Chavan (M.E. Environment)

Sr. Consultant

Environment Management & Engineering Division

MITCON Consultancy and Engineering Services Limited

Behind DIC Office, Agriculture College Campus,

Shivajinagar, Pune – 411 005, Maharashtra (INDIA)



08/11/2020

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur - 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2020

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-000000678 dated February 2, 2019, we are herewith submitting the following:

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3.	Current Status of the Project	Total Built up Area as on date= 27350.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
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6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
 Yours faithfully,

Authorized Signatory
Exec. Post EC Compliance Report
CC.

- Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
- Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
- MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999



08/11/2020

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur - 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2020

Dear Sir,

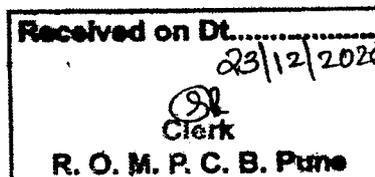
As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

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1.	Name of the Project	"FINSWELL"
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6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
 Yours faithfully,

 Authorized Signatory
 E-ct. Post EC Compliance Report
 CC.



1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Vimantray Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999

o/c



08/11/2020

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur – 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

24
 29.11.20

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2020

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
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We hope the above information is in line with your requirement.

Thanking You,
 Yours faithfully,

Authorized Signatory
 Exec. Post EC Compliance Report
 CC.

- Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
- Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
- MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014 Mob: 9850588999



08/11/2020

To,
Shri Kanwarjit Singh, IFS
 Additional Principal Chief Conservator of Forests (C),
 Ministry of Environment Forest & Climate Change
 Regional Office (WCZ), Ground Floor,
 East Wing, New Secretariat Building,
 Civil line, Nagpur – 440001
 Tel. No. 0712-2531318, Fax: 0712-2531318
 E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2020

Dear Sir,

As per the conditions mentioned in Environmental Clearance Letter SEIAA-EC-0000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	"FINSWELL"
2.	Project Proponent	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27350.0 Sq. m.
4.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhore Nagar, Viman Nagar, Pune
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,
 Yours faithfully,

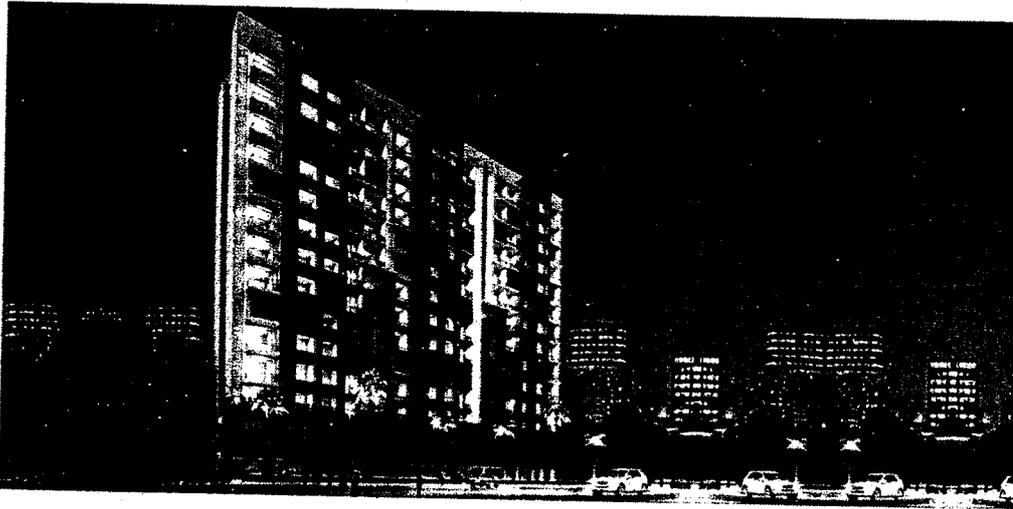
Authorized Signatory
 Encl. Post EC Compliance Report
 CC.

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999

**Construction Project "FINSWELL" at S. No. 208/1A,
Lohegaon, Viman Nagar, Tal. Haveli, Dist. Pune**



By

M/s. LMS REALTY

**Six Monthly Post EC Compliance Report
Jan to June 2021**

Submitted To

**Ministry of Environment and Forest, Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001**

7/13/2021

Mail - Bhavna Nigam - Outlook

Submission of Six Monthly Post EC Compliance Report for the period of Jan to June 2021 for Finswell at S.No. 208/1A, Lohegaon, Pune

Bhavna Nigam <bhavna.nigam@mitconindia.com>

Thu 6/17/2021 7:04 PM

To: ecompliance-mh@gov.in <ecompliance-mh@gov.in>

1 attachments (4 MB)

Finswell, LMS Realty Post EC Jan 2021.pdf;

To,

Additional Director

Ministry of Environment Forest & Climate Change

Regional Office (WCZ), Ground Floor,

East Wing, New Secretariat Building,

Civil line, Nagpur – 440001

Sub: Submission of Six Monthly Post EC Compliance Report for the period of Jan to June 2021

Dear Sir,

As per the conditions mentioned in Environment Clearance letter SEIAA-EC-000000678 dated February 2, 2019, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	Finswell
2.	Contact details of the nodal officer	Mr. Abhinandan N. Sakla Survey No. 232/1+2, Plot No. 116, Flat No. 1, Ground floor, Yash Residency, Sakhere Nagar, Viman Nagar, Pune
3.	Current Status of the Project	Total Built up Area as on date= 27380.0 Sq. m.
4.	Project Information Sheet	Attached as Annexure I
5.	Compliance conditions stated in the Environmental Clearance letter -EC-000000678 dated February 2, 2019	Attached as Annexure II

We hope the above information is in line with your requirement.

Thanks & Regards,
Bhavna Nigam
EME Division,

MITCON Consultancy & Engineering Services Ltd.

Behind DIC Office, Agri College Campus,

Shivajinagar, Pune – 411 005,

Maharashtra (INDIA)

Tel: 020 -6628 9406



Date:14.06.2021

To,
Additional Director
Ministry of Environment Forest & Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil line, Nagpur - 440001

Sub: Submission of Six Monthly Compliance Report for the period of Jan to June 2021

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We hope the above information is in line with your requirement.

Thanking You,
Yours faithfully,

[Signature]
Authorized Signatory
Encl. Post EC Compliance Report
CC.

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob. 9850588999

[Signature]
28/6/2021
पर्यावरण व वातावरण विभाग
२५ मजला, नवीन प्रशासन भवन
मंत्रालय, मुंबई ४०० ०३२



Date:14.06.2021

To,
Additional Director
Ministry of Environment Forest & Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil line, Nagpur - 440001

Sub: Submission of Six Monthly Compliance Report for the period of Jan to June 2021

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Thanking You,
Yours faithfully,

(Signature)
Authorized Signatory
Encl. Post EC Compliance Report
CC.

(Signature) 2/7/21
MAHARASHTRA POLLUTION CONTROL BOARD
Kalyan - 401 501
Opp. Cine Planet Cinema
Mumbai - 400 022
Tel: 24010437 / 24020781

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob.: 9850588999



Date:14.06.2021

To,
Additional Director
Ministry of Environment Forest & Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil line, Nagpur - 440001

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Thanking You,
Yours faithfully,

Authorized Signatory
Encl. Post EC Compliance Report
CC.

Received on Dt. 29/06/2021

Clerk
R. O. M. P. C. B. Pune

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

LMS REALTY

Sr no. 232 / 1+2, Plot no. 116, Ground Floor Flat no.1, Yash Residency, Opposite Axis Bank, Sakore Nagar, Viman Nagar, Pune - 411014. Mob: 9850588999



Date:14.06.2021

To,
Additional Director
Ministry of Environment Forest & Climate Change
Regional Office (WCZ), Ground Floor,
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1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
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