

**REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 12.4.2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO 31 OF 2022 (ADINATH BHUJABALLI KUCHANUR VS UNION OF INDIA & ORS.)**

**1.0 Background**

Grievance in the Original Application No. 31 of 2022 (WZ), titled Adinath Bhujaballi Kuchanur Vs Union of India & Ors., as per order dated 12/04/2022 of the Hon'ble NGT, is against violation of the Environment Impact Assessment Notification, 2006 (EIA), while constructing a project titled "Vardhaman Moonstone" falling under the Screening Category 8(a) with built-up area (BUA) of more than 20,000 m<sup>2</sup> at Sy. No. 99(P), Opp: JSPM College, Village Tathwade, Taluk Mulshi, District Pune. Further, alleged that the project proponent (PP) is causing grave & irreparable damage, degradation to the environment and ecology by discharging the hazardous pollutants. Also, alleged about violation of environmental conditions and environmental norms. Hon'ble NGT directed vide Order dated 12/04/2022 (copy of Hon'ble NGT Order, dated 12/04/2022 is given at **Annexure-I**) and relevant Order is reproduced as below:

*"7... We deem it just and proper to call a report on the matter in issue in present application, from a Joint Committee consisting of:-*

- (i) One Representative of the Central Pollution Control Board (CPCB);*
- (ii) One Representative of the State Environment Impact Assessment Authority, Maharashtra (SEIAA);*
- (iii) One Representative of the Maharashtra Pollution Control Board (MPCB).*

*8. The Committee is directed to visit the site and submit a factual and action taken report within four weeks. The Maharashtra Pollution Control Board will be the nodal agency for coordination and logistic support.*

*9. The report in the matter be filed by the Committee by e-mail at ngt-pune@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF".*

## 2.0 Approach

In order to comply with the aforesaid Hon'ble NGT Order, the Central Pollution Control Board (CPCB) vide email dated 29/04/2022 communicated the nominee details to the nodal agency i.e. MPCB and also requested to provide background information, copy of the Original Application, other relevant information for reference & deliberation in the aforesaid matter. Upon receipt of desired information and nominee officials from the nodal agency vide email dated 30/05/2022 and 02/07/2022 the joint committee carried-out inspection of the said residential project developing by M/s Vardhaman Moonstone at S.No.99(P), Opp. Village-Tathwade, Tal-Mulshi, Dist-Pune Maharashtra on 5/07/2022. The following committee members were present during the inspection.

- i. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune
- ii. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- iii. Shri Kiran Hasabnis, Sub Regional Officer, MPCB, Pune

Also, Ms. Jyoti Sutar, Field Officer, MPCB-Pune has accompanied the joint committee during the inspection. Shri Sutar, Architect from M/s. Vardhaman Moonstone, was present and provided the visit coordination.

## 3.0 Observations and findings

This report is outcome containing factual and action taken report of the said joint committee based on the preliminary information received from the nodal agency, followed by site inspection, information given by PP & Pimpri Chinchwad Municipal corporation (PCMC) through MPCB and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below:

- i. PP has been granted Environmental Clearance (EC) by SEIAA vide letter dated 16/10/2019 for FSI: 19,132.39 m<sup>2</sup>, Non-FSI: 21,739.48 m<sup>2</sup> and Total BUA: 40,871.87 m<sup>2</sup> based on the Plan Approval no-BP/ENV/Tathwade/02/2019, dated 22/02/2019 (Copy of EC dated 16/10/2019 is given at **Annexure-II**). Further, PP has been granted amended EC by SEIAA vide letter no. SIA/MH/MIS/200020/2021, dated 03/09/2021 for FSI: 28,303.49 m<sup>2</sup>, Non-FSI: 34,809.81 m<sup>2</sup> and Total BUA: 63,113.30 m<sup>2</sup> for buildings Wing-A [2B (half) + 2P + 13 floors], Wing-B & C (B+GP+13 floors), MHADA: [2B (half) + 2P + 13 floors], commercial: 2B+G+9 floors and club

- house: G+1 based on the IOD sanction vide BP/Environment/Tathawade/07/2021 on 18/06/2021 for construction area of 63,113.30 m<sup>2</sup> for full potential proposed by the project proponent. (Copy of EC dated 03/09/2021 is given at **Annexure-III**).
- ii. PP has obtained first building commencement certificate vide dated 31/10/2018. However, it is observed from the plinth completion certificate issued by the architect vide dated 10/06/2021, the PP has not carried-out any construction activities based on the aforesaid commencement certificate dated 31/10/2018.
  - iii. Further, PP has obtained first plinth completion certificate vide dated 10/06/2021 for building no. B & C based on the revised building commencement certificate No. BP/TATHAWADE/02/2020, dated 02/01/2020. Subsequently, PP has obtained second plinth completion certificate vide dated 04/06/2022 for building no. A & MHADA building based on the revised building commencement certificate BP/TATHAWADE/84/2021, dated 12/10/2021. Copy of communication made to the Executive Engineer, PCMC regarding verification of plinth completion certificate is given at **Annexure-IV**. Based on the aforesaid plinth completion certificates vide dated 10/06/2021 and 04/06/2022, it is observed that the PP has started construction activities after obtaining EC vide dated 16/10/2019 and consent to establish vide dated 04/03/2020.
  - iv. As per the Architect's Certificate dated, 23/08/2022, work has been commenced on the site in April, 2020. The Plinth check certificate is issued by PCMC for building-B & C on 10/06/2021 and building-A and MHADA building on 04/06/2022. As per the Architect Certificate dated 23/08/2022, the total construction carried out on site is of BUA-31,348.63 m<sup>2</sup>. for five buildings (A, B, C, MHADA & Commercial). Copy of Architect's Certificate dated, 23/08/2022 is given at **Annexure-V**.
  - v. Consent to Establish (CTE) is granted on 04/03/2020 for total plot area (TPA) of 11,976.81 m<sup>2</sup> & BUA of 40,871.87 m<sup>2</sup> (Copy of CTE is given at **Annexure-**

- VI).** As per the inspection carried-out by MPCB for verification of application for CTE during their visit on 22/10/2019, an open plot without construction activities at the aforesaid project site was reported.
- vi. During joint committee visit on 05/07/2022 construction activity was in progress. Construction of Building A- BP+PP+3<sup>rd</sup> floor (RCC), Building B & C - BP+PP+13 floor & MHADA Building- BP+PP+2<sup>nd</sup> floor (RCC), Commercial lower basement & half upper basement (RCC) was completed. It was also observed that excavated material (top soil) was stored at project site. Reportedly, the same shall be used for landscape development.
- vii. As per information provided by PCMC, TPA of the project site is 12,000 m<sup>2</sup> (as per 7/12 extract) and as per demarcation TPA of the project site is 11,976.81 m<sup>2</sup> and total area demarcated for road widening is 1,272 m<sup>2</sup> (12 m wide DP road). Hence, the net plot area of the project site is 10,704.74 m<sup>2</sup>. Also, total entitlement as per UDCPR/Sanctioned FSI as of date is 19,132.39 m<sup>2</sup>, Non FSI Area is 21,739.48 m<sup>2</sup> and Total area is 40, 871.87 m<sup>2</sup>.
- viii. PP has obtained non-agricultural order vide no: Land/SR/Sanad/136/2018 dated 17/11/2018 from the Tahasildar, Mulshi, Pune for the construction of building project. Copy of non-agriculture order dated 17/11/2018 is given at **Annexure-VII**.
- ix. PP has obtained garden NOC from the competent authority i.e. PCMC vide no. 3/KV/841/2018, dated 16/05/2018. Wherein, it is mentioned that the PP should carry-out plantation of 121 no. of trees before completion of project and also to obtain final NOC. Copy of garden NOC dated 16/05/2018 is given at **Annexure-VIII**.
- x. PP has published copy of EC in two local newspapers on 04/05/2022 and copy of relevant extract of public notice from the newspapers vide dated 04/05/2022 is given at **Annexure-IX**. However, as per EC condition no. XLIX, of EC dated 16/10/2019 and condition no. XI, of EC dated 03/09/2021, 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> and <http://parivesh.nic.in>.

#### 4.0 Conclusions

- i. PP has obtained first plinth completion certificate vide dated 10/06/2021 for building no. B & C based on the revised building commencement certificate No. BP/TATHAWADE/02/2020, dated 02/01/2020. Subsequently, PP has obtained second plinth completion certificate vide dated 04/06/2022 for building no. A & MHADA building based on the revised building commencement certificate BP/TATHAWADE/84/2021, dated 12/10/2021. In view of the above, it is observed that the PP has started construction activities after obtaining the prior EC from SEIAA, Maharashtra vide dated 16/10/2019 and CTE from MPCB vide dated 04/03/2020 respectively. Construction of residential and commercial project is under progress and as on 23/08/2022 the total construction carried out on site 31,348.63 m<sup>2</sup> which is within the BUA of 63,113.30 m<sup>2</sup> as per amended EC dated 03/09/2021.
- ii. PCMC may examine the architect certificate vide dated 23/08/2022 including verification of current constructed total built up area (as on 23/08/2022) and deviation/changes, if any; as per the latest Layout Sanction(s) granted by PCMC and communicate the reported deviation/changes if any; to SEIAA, Maharashtra. Accordingly, SEIAA, Maharashtra may take necessary action for as per the SOP for identification and handling of violation cases under the EIA Notification, 2006 issued by MoEF&CC's OMs dated 07/07/2021 and 28/01/2022.

  
Parikaj Joshi  
(Member, SEIAA)

  
Nishchal C.  
(Scientist 'D', CPCB, RD-Pune)

  
Kiran Hasabnis  
(SRO, MPCB, Pimpri  
Chinchwad)

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Item No. 02

(Pune Bench)

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

(By Video Conferencing)

Original Application No.31/2022(WZ)

Dr. Adinath B. Kachanur

Applicant(s)

Versus

Union of India &amp; Ors.

Respondent(s)

Date of hearing: 12.04.2022.

**CORAM: HON'BLE MR. JUSTICE SHEO KUMAR SINGH, JUDICIAL MEMBER  
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant(s): Applicant in Person

**ORDER**

1. The grievances in this Application are:-
  - (i) Construction of the project Vardhaman Moonstone falling under the Screening Category 8(a) with BUA of more than 20,000 m<sup>2</sup> at Sy. No. 99(P), Opp: JSPM College, Village Tathwade, Taluk Mulshi, District Pune and in violation of EIA Notification of 2006.
  - (ii) Causing grave and irreparable damage and degradation to the environment and ecology by discharging the hazardous pollutants.
  - (iii) Violation of environmental conditions and environmental norms.
2. A substantial question of environment has been raised.
3. Issue notices to the Respondents. Returnable within four weeks.
4. Applicant is directed to provide copy of the application and relevant documents to the respondents within a week.

5. Respondents are directed to submit their reply within six weeks.
6. Applicant is also directed to take necessary steps for service to the respondents by both ways and also on available email.
7. We deem it just and proper to call a report on the matter in issue in present application, from a Joint Committee consisting of:-
  - (i) One Representative from the Central Pollution Control Board (CPCB);
  - (ii) One Representative from the State Environment Impact Assessment Authority, Maharashtra (SEIAA);
  - (iv) One Representative of the Maharashtra State Pollution Control Board (MSPCB).
8. The Committee is directed to visit the site and submit a factual and action taken report within four weeks. The Maharashtra State Pollution Control Board (MSPCB) will be the nodal agency for coordination and logistic support.
9. The report in the matter be filed by the Committee by e-mail at [ngt-pune@gov.in](mailto:ngt-pune@gov.in) preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.
10. Applicant is directed to supply the required documents and copy of the application to the members of the Committee within a week.

Put up with the report on 06.07.2022.

Sheo Kumar Singh, JM

Dr. Vijay Kulkarni, EM

April, 12, 2022  
Original Application No.31/2022(WZ)  
JG



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: October 16, 2019

To,  
**Mr. Prakash Chhajed**  
at S. No. 99(P), Opp. JSPM College,

**Subject:** Environment Clearance for Proposed Project by M/s Vardhaman Associates  
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 93rd 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 177th meetings.


2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) as per EIA Notification 2006.

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

1.Name of Project	Vardhaman Moonstone
2.Type of institution	Private
3.Name of Project Proponent	Mr. Prakash Chhajed
4.Name of Consultant	M/s JV Analytical Services
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. 99(P), Opp. JSPM College,
9.Taluka	Mulshi
10.Village	Tathawade
Correspondence Name:	Mr. Lalitkumar Chhajed
Room Number:	-
Floor:	-
Building Name:	Vardhaman Bhumi,
Road/Street Name:	-
Locality:	Vijay Nagar, Kalewadi
City:	Pune
11.Whether in Corporation / Municipal / other area	Pimpri-Chinchwad Municipal Corporation (PCMC)
12.IOD/IOA/Concession/Plan Approval Number	In Process <b>IOD/IOA/Concession/Plan Approval Number:</b> Sanctioned No. B.P./Tathwade/54/18 <b>Approved Built-up Area:</b> 13903.60
13.Note on the initiated work (If applicable)	NA
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Applicable (MHADA Area : 1931.26 m <sup>2</sup> )
15.Total Plot Area (sq. m.)	11976.81 m <sup>2</sup>
16.Deductions	2343.05 m <sup>2</sup>
17.Net Plot area	9633.76 m <sup>2</sup>

**SEIAA Meeting No: 177 Meeting Date: October 3, 2019 ( SEIAA-STATEMENT-000002688 )**  
**SEIAA-MINUTES-000002619**  
**SEIAA-EC-000002045**

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**Shri. Anil Diggikar (Member Secretary SEIAA)**

18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 19132.39 m2
	Non FSI area (sq. m.): 21739.48 m2
	Total BUA area (sq. m.): 40871.87
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 4249.19 m2
	Approved Non FSI area (sq. m.): 9654.41 m2
	Date of Approval: 31-10-2018
19.Total ground coverage (m2)	2926.05 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	24.43 % of total plot area (11976.81 m2) , 30.37 % of net plot area (9633.76 m2)
21.Estimated cost of the project	1010000000



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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	Pimpri Chinchwad Municipal Corporation (PCMC)
	Fresh water (CMD):	260.72 m3/day (One Time)
	Recycled water - Flushing (CMD):	96.51 m3/day
	Recycled water - Gardening (CMD):	11.00 m3/day
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	153.21 m3/day
	Fire fighting - Underground water tank(CMD):	250.00 m3
	Fire fighting - Overhead water tank(CMD):	100 m3
	Excess treated water	117.23 m3/day
Wet season:	Source of water	Pimpri Chinchwad Municipal Corporation (PCMC)
	Fresh water (CMD):	249.72 m3/day (One Time)
	Recycled water - Flushing (CMD):	96.51 m3/day
	Recycled water - Gardening (CMD):	0.00 m3/day
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	153.21 m3/day
	Fire fighting - Underground water tank(CMD):	250.00 m3
	Fire fighting - Overhead water tank(CMD):	100 m3
Excess treated water	128.23 m3/day	
Details of Swimming pool (If any)	NA	

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24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:			5 m - 8 m BGL					
	Size and no of RWH tank(s) and Quantity:			NA					
	Location of the RWH tank(s):			NA					
	Quantity of recharge pits:			05 Nos.					
	Size of recharge pits :			3.5 m x 2.5 m x 3.0 m					
	Budgetary allocation (Capital cost) :			Rs. 12.50 Lakh					
	Budgetary allocation (O & M cost) :			Rs. 0.30 Lakh/Year					
	Details of UGT tanks if any :			Domestic water tank Capacity: 244.82 m <sup>3</sup> Flushing water tank Capacity: 161.25 m <sup>3</sup> Fire water tank Capacity: 250 m <sup>3</sup>					
26.Storm water drainage	Natural water drainage pattern:								
	Quantity of storm water:			5097.13 m <sup>3</sup> /year					
	Size of SWD:			600 mm					
27.Sewage and Waste water	Sewage generation in KLD:			224.74 m <sup>3</sup> /day					
	STP technology:			MMBR					
	Capacity of STP (CMD):			230 m <sup>3</sup> /day					
	Location & area of the STP:			130 m <sup>2</sup>					
	Budgetary allocation (Capital cost):			Rs. 64.00 Lakh					
	Budgetary allocation (O & M cost):			Rs. 14.20 Lakh/Year					

## 28.Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	25 Kg/day
	<b>Disposal of the construction waste debris:</b>	Use for Leveling.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	487 kg/day
	<b>Wet waste:</b>	544 kg/day
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	34.2 kg/day
	<b>Others if any:</b>	E-waste - 2151 kg/year
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	SWaCH
	<b>Wet waste:</b>	Organic Waste Converter
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	Used as Manure after treatment in OWC.
	<b>Others if any:</b>	SWaCH
<b>Area requirement:</b>	<b>Location(s):</b>	-
	<b>Area for the storage of waste &amp; other material:</b>	76.00 m <sup>2</sup>
	<b>Area for machinery:</b>	Included in other area
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 16.75 Lakh
	<b>O &amp; M cost:</b>	Rs. 3.70 Lakh/year

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



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	DG set - 125 KVA	HSD- 36 lit/hr.	S-1	5.6 m	To be Provided	To be Provided	
2	DG Set - 40 KVA	HSD- 6.5 lit/hr.	S-2	4.0 m	To be Provided	To be Provided	
3	DG Set - 100 KVA	HSD- 22 lit/hr.	S-3	5.0 m	To be Provided	To be Provided	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	HSD	Not applicable	64.5 lit/hr. (36+6.5+22)	64.5 lit/hr.			
Source of Fuel		Bharat Petroleum Corporation Limited or Hindustan Petroleum					
Mode of Transportation of fuel to site		By Roadway					
33.Energy							
<b>Power requirement:</b>	Source of power supply :	MSEDCL					
	During Construction Phase: (Demand Load)	30 KW					
	DG set as Power back-up during construction phase	01 No. - 40 KVA					
	During Operation phase (Connected load):	2103 KW					
	During Operation phase (Demand load):	1160 KW					
	Transformer:	02 Nos. x 630 KVA					
	DG set as Power back-up during operation phase:	01No.-125 KVA (For Residential wing -A, B & C) , 01No.- 40 KVA (For MHADA), 01No.- 100 KVA (For Commercial)					
	Fuel used:	HSD					
	Details of high tension line passing through the plot if any:	No					
34.Energy saving by non-conventional method:							
<ul style="list-style-type: none"> <li>Solar Water Heating Systems Will Be Done For Bathrooms.</li> <li>Solar lights will be provided for common amenities like Street lighting &amp; Garden lighting.</li> <li>LED based lighting will be done in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc.</li> <li>Auto Timer Switches will be provided for Street lights, Garden lights, Parking &amp; staircase Lights &amp; Other Common Area Lights, for saving electrical energy.</li> <li>Water Level Controllers with Timers will be used for Water Pumps.</li> <li>To create awareness to end consumer or flat owner, for using energy efficient light fittings like LED Lights.</li> </ul>							

36.Detail calculations & % of saving:				
Serial Number	Energy Conservation Measures		Saving %	
1	LED Lamp Fitting for common areas i.e B/g, Parking, Staircase, Passage, Terrace Floor		15092.40 KWH/Annum	
2	Up Lights - Light Fitting for Landscape Area.		992.80 KWH/Annum	
3	Bollard Lighter-light fitting for landscape area		817.60 KWH/Annum	
4	Solar Street Light Fitting - Pole Light on Road Side.		3814.25 KWH/Annum	
5	Street Light on the Bldg.		4336.20 KWH/Annum	
6	Energy Saving by Solar Hot Water System.		394500 KWH/Annum	
7	Solar Power System		835200 KWH/Annum	
37.Details of pollution control Systems				
Source	Existing pollution control system		Proposed to be installed	
Air	-		Green Belt will be provided.	
Water	-		STP will be installed & excess treated water used for flushing & gardening.	
Noise	-		Noise monitoring will be done in once a fortnight. Traffic management plant to be prepared. Acoustically enclosed DG set will be brought & installed.	
Solid Waste	-		Wet waste will be treated in OWC. STP sludge will be used as manure after treatment in OWC dry waste will be given to SWACH.	
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>		<b>Capital cost:</b>	Rs. 50.30 Lakh	
		<b>O &amp; M cost:</b>	Rs. 1.01 Lakh/Year	
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 Environment	Water for Dust Suppression, Air & Noise Monitoring	0.50	
2	Water Environment	Tanker Water for Construction, Water Monitoring	0.50	
3	Land Environment	Site Sanitation- Mobile toilets	0.50	
4	Socio Economic	Disinfection- Pest Control, First Aid Facilities, Health Check Up, Creches for children, Food for children, Personal Protective Equipment	1.00	
b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	230 KLD	64.00 Lakh	14.20 Lakh/year
2	RWH	-	12.50 Lakh	0.30 Lakh/year
3	MSW	OWC	16.75 Lakh	3.70 Lakh/year
4	Energy System	-	50.30 Lakh	1.01 Lakh/year
5	Landscaping	-	20.00 Lakh	1.80 Lakh/year
6	Safety Equipment's	-	10.00 Lakh	2.00 Lakh/year
7	Post EC Monitoring	-	-	2.50 Lakh/year
8	Dry Waste Management	-	-	1.57 Lakh/year
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)				

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
<b>40.Any Other Information</b>							
No Information Available							



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

**3. The proposal has been considered by SEIAA in its 177th 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:**


<b>I</b>	PP to submit CER plan to Municipal Commissioner/District Collector and submit the acknowledgement to Member Secretary, SEIAA.
<b>II</b>	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.
<b>III</b>	SEIAA decided to grant EC for - FSI: 19132.39 m2, Non-FSI: 21739.48 m2 and Total BUA: 40871.87 m2 ( Plan Approval no-BP/ENV/Tathwade/02/2019 Date- 22.02.2019)

**General Conditions:**

<b>I</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	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.
<b>III</b>	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.
<b>IV</b>	PP has to abide by the conditions stipulated by SEAC& SEIAA.
<b>V</b>	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.
<b>VI</b>	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.
<b>VII</b>	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
<b>VIII</b>	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.
<b>IX</b>	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.
<b>X</b>	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.
<b>XI</b>	Arrangement shall be made that waste water and storm water do not get mixed.
<b>XII</b>	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
<b>XIII</b>	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.
<b>XIV</b>	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

**SEIAA Meeting No: 177 Meeting Date: October 3, 2019 ( SEIAA-STATEMENT-000002688 )  
SEIAA-MINUTES-000002619  
SEIAA-EC-000002045**

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**Shri. Anil Diggikar (Member Secretary SEIAA)**

XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

<b>XLI</b>	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
<b>XLII</b>	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.
<b>XLIII</b>	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.
<b>XLIV</b>	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
<b>XLV</b>	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
<b>XLVI</b>	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
<b>XLVII</b>	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
<b>XLVIII</b>	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.
<b>XLIX</b>	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 <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
<b>L</b>	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.
<b>LI</b>	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.
<b>LII</b>	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 <sub>2</sub> , NO <sub>x</sub> (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.
<b>LIII</b>	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.
<b>LIV</b>	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.

# Government of Maharashtra

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

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

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

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

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

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

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



Shri. Anil Diggikar (Member Secretary SEIAA)

**Copy to:**

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

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/200020/2021  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.  
 Date: 03/09/2021

To  
 M/s. Vardhaman Associates,  
 S. no. 99 (P), Opp. JSPM College,  
 Tathwade, Tal. Mulshi, Pune.

Subject : Environment Clearance for Proposed Residential & Commercial Project  
 "Vardhaman Moonstone" at S. no. 99 (P), Opp. JSPM College,  
 Tathwade, Tal. Mulshi, Pune by M/s. Vardhaman Associates

Reference : Application no. SIA/MH/MIS/200020/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 119<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 228<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/200020/2021
Name of Project	Amendment in Proposed Residential & Commercial project "Vardhaman Moonstone" at S. no. 99 (P), Opp. JSPM College, , Tathwade, Tal. Mulshi, Pune by M/s. Vardhaman Associates
Project Category	Category 'B2', Activity 8(a)
Type of institution	Private
Name of Project Proponent	Name: Mr. Prakash Chhajed Address: Vardhaman Bhumi, Vijay Nagar, Kalewadi, Pune
Name of Consultant	Er. Sayali Jagtap NABET acc no- NABET/EIA/2023/RA 0186
Applied for	Amendment in Previous EC
Details of Previous EC	EC letter no. SEIAA-EC- 0000002045 dated 16 <sup>th</sup> October, 2019
Location of the project	S. no. 99 (P), Opp. JSPM College, , Tathwade, Tal. Mulshi, Pune
Taluka	Mulshi
Village	Tathawade
District	Pune
Latitude & Longitude	Latitude – 18° 37' 05.78" N Longitude - 73° 44' 46.94" E

Total Plot Area (m <sup>2</sup> )	11976.81 sq. mt.			
Deductions (m <sup>2</sup> )	1272.07 sq. mt.			
Net Plot area(m <sup>2</sup> )	10704.74 sq. mt.			
Proposed FSI area (m <sup>2</sup> )	28303.49 sq. mt.			
Proposed Non FSI area (m <sup>2</sup> )	34809.81 sq. mt.			
Proposed Total Built-up Area (FSI & Non-FSI) (m <sup>2</sup> )	63113.30 sq. mt.			
Total built up area (m <sup>2</sup> ) approved by planning authority till date	63113.30 sq. mt.			
Ground coverage (m <sup>2</sup> ) & %	--			
Total Project Cost (Rs.)	Rs. 155Cr			
CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Lac)	Duration
	RWH	ZP Scool in PCMC	16.2	2021-2027
	Avenue Plantation	Tathawade	20	2021-2027
	Solar Street light	Tathawade	30	2021-2027
	Electric Crematorium	PCMC	50	2021-2027
Number of buildings & its configuration:				
S. No.	Building Name	Configuration	Height (m)	
1	Wing A	2B(half)+2P+13 floors	39	
2	Wing B	B+GP+13 floors	39	
3	Wing C	B+GP+13 floors	39	
4	MHADA	2B(half)+2P+13 floors	39	
5	Commercial	2B+G+9 floors	37	
6	Club house	G+1	7.90	
Number of tenants and shops	Tenants- 296 no. Commercial Shops & Offices			
Number of expected residents/users	Residential- 1480 persons Commercial- 2108persons Total Population- 3588 persons			
Water Budget				
Dry Season (CMD)		Wet Season (CMD)		
Fresh water(CMD):	180.36	Fresh water(CMD):	180.36	
Recycled water-Flushing(CMD):	119.30	Recycled water-Flushing(CMD):	119.30	
Recycled water-Gardening (CMD):	11.00	Recycled water-Gardening (CMD):	00	
Swimming pool makeup(Cum):	00	Swimming pool makeup(Cum):	00	
Total Water Requirement(CMD)	310.66	Total Water Requirement(CMD)	299.66	

Waste water generation (CMD)	269.69	Waste water generation (CMD)	269.69
Water Storage Capacity for Firefighting /UGT (m3)		400 KLD	
Source of water		PMC, Pune	
Rain Water Harvesting (RWH)	Level of the Ground water table:	4-8 m bgl	
	Size and no of RWH tank(s) and Quantity:	NA	
	Location of the RWH tank(s):	NA	
	Quantity of recharge pits:	5 Nos.	
	Size of recharge pits:	3.5 m x 2.5 m x 3.0 m	
Details of UGT tanks if any:	UGT Domestic Tank:	280.8 KLD	
	UGT Fire Tank:	400 KLD	
Sewage and Waste water	Sewage generation in CMD:	269.69 CMD	
	STP technology:	MBBR	
	Capacity of STP (CMD):	275 CMD	
Solid Waste Management during Construction Phase	Total waste- 20 kg/d Dry waste- 12 kg/d Wet waste- 8 kg/d		
Solid Waste Management during Operation Phase:	Type	Quantity (kg/day)	Treatment/disposal
	Dry waste:	612 kg/day	Handed over to Swach
	Wet waste:	655 kg/day	OWC of capacity 800 kg/day proposed
	Hazardous waste:	NA	NA
	Biomedical waste	--	--
	E-Waste	8 kg/day	Handed over to Swach
	STP Sludge (Dry)	20 kg/day	Used as manure after OWC Treatment
<b>Green Belt Development</b>			
Total RG area (m2):	1070.98 sq. m		
Existing trees on plot	00		
Number of trees to be planted	137 no.		
No of trees to be cut	00		
Number of trees to be transplanted	00		
No of trees to be protected	00		
<b>Power Requirement</b>			
Source of power supply:	MSEDCL		
During Construction Phase: (Demand Load)	11.08 KW		
During Operation phase (Connected load):	3054 KW		
During Operation phase (Demand load):	1760 KVA		
Transformer:	3 x 630 KVA		
DG set:	3 x 125KVA		

Fuel used:		HSD		
Details of Energy saving:				
S. no	Energy Conservation Measures	Saving%		
1	Solar PV+Solar hot water+ Energy efficient Solar lighting for landscape & driveway+ common area lighting	19.90 %		
Environmental Management Plan budget during Construction Phase				
S. No.	Attributes	Parameter	Total Cost per annum ( Rs. In Lacs)	
1	Air	Erosion control – dust suppression measures and barricading	Rs. 1,06,000 /-	
2	Land	Site Sanitation & Safety	Rs. 26,500/-	
3	Environment management	Environmental Monitoring	Rs. 1,20,000/-	
4	Health & safety	Disinfection and Health Check-ups	Rs. 1,33,000 /-	
Total			Rs. 03,85,500/-	
Environmental Management Plan budget during Operation phase				
S. No	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs/yr)
1	Sewage Treatment Plant	STP of 275 KLD based on MBBR technology	Rs.59,00,000/-	Rs. 10,41,412/-
2	Solid Waste Management	OWC of capacity 800 kg/day	Rs. 18,50,000 /-	Rs. 4,59,180 /-
3	Bio-medical waste	--	Rs. 1,00,000/-	
4	Rain Water Harvesting	5 no. of RWH pits	Rs. 12,50,000/-	Rs. 30,000/-
5	Green Belt Development	137 no. of trees proposed	Rs. 25,00,000 /-	Rs. 1,20,000 /-
6	Energy	Solar PV panels & solar hot water	Rs. 55,10,000 /-	Rs. 1,10,000 /-
7	Environmental Monitoring	Environmental Monitoring	–	Rs.1,20,000/-
Traffic Management				
Type	Required as per DCR	Actual provided	Area	
4-wheeler	327	722		
2 – wheeler	1404	1404		
Cycle				

3. The proposal has been considered by SEIAA in its 228<sup>th</sup> meeting. SEIAA noted that, PP has received earlier EC vide letter dated 16<sup>th</sup> October, 2019 for total built up area of 40871.87 Sq. m (FSI- 19132.39 Sq. m + NON FSI – 21739.48Sq. m). Now, proposed total built up area is 63113.30 Sq.mt. Amendment is due to vertical expansion of increasing 1 floor in each wing A,B,C & MHADA and increasing 5 floors in commercial wing. SEIAA decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:****A. SEAC Conditions-**

1. PP to submit Architect certificate indicating the building-wise construction carried out (FSI and non-FSI) on site till date.
2. PP to submit the undertaking regarding water supply.
3. PP to submit the details regarding podium plantation like depth of soil etc. also to certify that, the roof is structurally stable for that load. PP to submit the Flow capacity of geocells used in podium
4. It is noted that, water requirement for landscape area is less compare to proposed green space, PP to recalculate & submit the same.

**B. SEIAA Conditions-**

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI-28303.49 m<sup>2</sup>, Non-FSI-34809.81 m<sup>2</sup>, Total BUA-63113.30 m<sup>2</sup>. (Plan approval – BP/EC/Tathawade/EC/07/2021, dated- 18.06.2021 )

**General Conditions:****a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

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

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed

- outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
  - III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
  - IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
  - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
  - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
  - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
  - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
  - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
  - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
  - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
  - XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
  - XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal

Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.


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

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

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

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

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

  
 Manisha Patankar-Mhaiskar  
 (Member Secretary, SEIAA)  
 3/9/2021

Copy to:

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

## PLINTH CHECK CERTIFICATE

Annexure-IV

Ref:

Date : 13 June 2021

To,

M/s. Vardhman Associates Through,  
Mr. Prakash Bhikamchand Chhajed.

Sub: Regarding Issue of Plinth Checking certificate as per UDCPR Dt. 2.12.2020, clause 2.8.4, for Building B &amp; C Building, S.no.99 (P), CTS No. \_\_\_\_\_, Village -Tathwade, Pune-411033.

Ref: 1. Sanction/Revise sanction No. : BP/TATHWADE/02/2020, Dated: 02/01/2020  
2. Setback checking certificate no.(if applicable) : \_\_\_\_\_  
3. Request mail with specific attachments by client dt : 10/06/2021

Dear sir,

After verifying various documentation, Total station site survey showing building location, information furnished by your Site Supervisor **Er. Yogesh Patil**, information verified by my subordinate with respect to available permanent benchmarks available on site, specifically attached plans and site photographs, this is to certify that, the work upto plinth of Building **B & C Building, S. no.99(P), CTŞ No. \_\_\_\_\_, Village -Tathwade, Pune-411033**, developed by **M/s. Vardhman Associates Through, Mr. Prakash Bhikamchand Chhajed**, is completed upto plinth level and is in accordance with sanction / Revise sanction plan no.**BP/TATHWADE/02/2020, Dated: 02/01/2020** This certificate is issued with respect to your request mail sent on 10 June 2021, and shall be referred strictly in conjunction with attachments.

Ar. Sachin Sutar  
(CA/95/18039)

A handwritten signature in black ink, appearing to read "Sachin Sutar", written over a horizontal line.

For M/s. Vardhman Associates Through, Mr. Prakash Bhikamchand Chhajed

Disclaimer: Dimensions mentioned on layout plans are documented by site supervisor and verified at the time of physical visit by architect subordinate. Owner/PAH is solely responsible for any ambiguity or deviation in marginal distances occur at later stage. This certificate is technical information only and is issued by architect wrt definition of plinth as mentioned in UDCPR dt 2.12.2020. It is mandatory on Owner/PAH to fulfill all conditions mentioned in sanctioned plans prior to asking for this certificate, failing to which this certificate shall be treated as null and void.

This certificate is issued by Architect on request of M/s. Vardhman Associates Through, Mr. Prakash Bhikamchand Chhajed, mentioned above. This certificate is prepared by the firm on the reports/information submitted by the subordinate, documents & information provided by Promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Firm or the Architect is no way concerned with the issues or disputes if any arising out of the information except the facts mentioned in the letter on the technical knowledge and expertise of the Architect.

While every effort to check the status of Building mentioned in this certificate, it is provided with no warranties whether expressed, statutory or implied. The information and the matter in this certificate is given in reliance of the oral or written report received from client or his representative. Ar. Sachin Sutar and its staff shall not be held responsible for errors performed by client or his representative and shall not be involved in any dispute arising out of this certificate.

Attachments: 1. Copy of sanctioned layout plan showing marginal distances  
2. Total station survey plan  
3. Photograph showing work progress with reference to permanent boundary benchmarks.

## Requirements from developers to complete procedure of plinth checking certification

1. Fulfillment of all conditions mentioned in Commencement certificate (Latest), viz.. NA order, Consent to establish (if applicable), EC revision (If applicable), setback checking (if applicable), RCC certificate, Open land tax NOC from PCMC.
2. Total station survey with respect to City survey demarcation certificate, latest sanctioned plans and actual site condition, showing building placement orientation and marginal distances from permanent benchmark/compound wall.
3. Name of site engineer fulfilling qualification criteria's mentioned in UDCPR

### NOTE:

- Plinth checking shall be applicable for works completed till base structure of habitable area.
- For buildings abutting D. P. road, setback-checking certificate from TP dept PCMC, shall be obtained prior to plinth check certificate.
- Procedure of application to PCMC, Building department for plinth completion certificate shall be followed as mentioned in UDCPR 2.8.4 and appendix F.

Date: 10-06-2021

## APPENDIX – G

(Rule No 7.4)

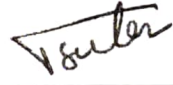
## FORM FOR INFORMING COMPLETION WORK UPTO PLINTH LEVEL

To, Executive Engineer,  
The Municipal Corporation  
Pimpri Chinchwad Municipal Corporation  
Pimpri – 411018

Sir,

I hereby inform that the construction upto Plinth / column upto Plinth level has been Completed in Building No. B&C BUILDING on / in S.NO. NO. 99 (P), VILLAGE -TATHAWADE, P. C. M. C. as per your permission vide Office Communication No. BP/TATHAWADE/02/2020, Dated-02 JAN.2020 under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission given to processed with the Further work.

aa) Signature of Licensed Architect / Engineer 

Name of Licensed Architect / Engineer :

AR. SACHIN SUTAR

Structural Engineer :

(IN BLOCK LETTERS)

bb) Licensed No of Licensed Architect / Engineer : CA/9518039

Structural Engineer

Address No of Licensed Architect / Engineer : A-1, Nature View Soci., Prakash

Bhavan Lane Near Chaturshringi

Temple, Senapati Bapat Road, Pune :- 411016

Structural Engineer : HANSAL PARIKH &amp; ASSOCIATES

15-6-21  
स्वीकृत  
आयुक्त पदाधिकारी, न.स.स.  
पुणे.  
10-06-2021

## PLINTH CHECK CERTIFICATE

Ref:

Date : 07 June 2022

To,

M/s. Vardhman Associates Through,  
Mr. Prakash Bhikamchand Chhajed.

Sub: Regarding Issue of Plinth Checking certificate as per UDCPR Dt. 2.12.2020, clause 2.8.4, for Building A &amp; Mhada Building, S.no.99 (P), CTS No. \_\_\_\_\_, Village -Tathwade , Pune-411033.

- Ref: 1. Sanction/Revise sanction No. : BP/TATHWADE/84/2021, Dated: 12/10/2021  
2. Setback checking certificate no.(if applicable) : \_\_\_\_\_  
3. Request mail with specific attachments by client dt : 04/06/2022



Dear sir,

After verifying various documentation, Total station site survey showing building location, information furnished by your Site Supervisor **Er. Yogesh Patil**, information verified by my subordinate with respect to available permanent benchmarks available on site, specifically attached plans and site photographs, this is to certify that, the work upto plinth of **Building A & Mhada Building, S. no.99(P), CTS No. \_\_\_\_\_, Village -Tathwade , Pune-411033**, developed by **M/s. Vardhman Associates Through, Mr. Prakash Bhikamchand Chhajed**, is completed upto plinth level and is in accordance with sanction / Revise sanction plan no.**BP/TATHWADE/84/2021, Dated: 12/10/2021** This certificate is issued with respect to your request mail sent on 10 June 2021, and shall be referred strictly in conjunction with attachments.

Ar. Sachin Sutar  
(CA/95/18039)

For M/s. Vardhman Associates Through, Mr. Prakash Bhikamchand Chhajed

Disclaimer: Dimensions mentioned on layout plans are documented by site supervisor and verified at the time of physical visit by architect subordinate. Owner/PAH is solely responsible for any ambiguity or deviation in marginal distances occur at later stage. This certificate is technical information only and is issued by architect wrt definition of plinth as mentioned in UDCPR dt 2.12.2020. It is mandatory on Owner/PAH to fulfill all conditions mentioned in sanctioned plans prior to asking for this certificate, failing to which this certificate shall be treated as null and void.

This certificate is issued by Architect on request of M/s. Vardhman Associates Through, Mr. Prakash Bhikamchand Chhajed, mentioned above. This certificate is prepared by the firm on the reports/information submitted by the subordinate, documents & information provided by Promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Firm or the Architect is no way concerned with the issues or disputes if any arising out of the information except the facts mentioned in the letter on the technical knowledge and expertise of the Architect.

While every effort to check the status of Building mentioned in this certificate, it is provided with no warranties whether expressed, statutory or implied. The information and the matter in this certificate is given in reliance wrt the oral or written report received from client or his representative. Ar. Sachin Sutar and its staff shall not be held responsible for errors performed by client or his representative and shall not be involved in any dispute arising out of this certificate.

Attachments: 1. Copy of sanctioned layout plan showing marginal distances  
3. Total station survey plan

2. Photograph showing work progress with reference to permanent boundary benchmarks.

### Requirements from developers to complete procedure of plinth checking certification

1. Fulfillment of all conditions mentioned in Commencement certificate (Latest), viz.. NA order, Consent to establish (if applicable), EC revision (If applicable), setback checking (if applicable), RCC certificate, Open land tax NOC from PCMC.
2. Total station survey with respect to City survey demarcation certificate, latest sanctioned plans and actual site condition, showing building placement orientation and marginal distances from permanent benchmark/compound wall.
3. Name of site engineer fulfilling qualification criteria's mentioned in UDCPR

#### NOTE:

- Plinth checking shall be applicable for works completed till base structure of habitable area.
- For buildings abutting D. P. road, setback-checking certificate from TP dept PCMC, shall be obtained prior to plinth check certificate.
- Procedure of application to PCMC, Building department for plinth completion certificate shall be followed as mentioned in UDCPR 2.8.4 and appendix F.

Date: 04-06-2022

**APPENDIX – F****FORM FOR INTIMATION OF COMPLETION OF WORK UP TO PLINTH LEVEL**

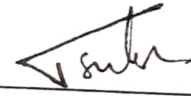
To,  
The Executive Engineer  
Pimpri Chinchwad Municipal Corporation  
Pimpri – 411018.

Sir,

I hereby inform that the construction upto Plinth / column upto Plinth level has been Completed in Building No. A, MHADA BUILDING on / in Plot No. Block No. ----- situated at 12.00 M Road / Street M/s. Vardhman Associates Through Mr. Prakash Bhikamchand Chhajed S. No. / C.T.S. No. 99(P), AT. TATHAWADE, P. C. M. C. as per your permission vide Office Communication No. BP/TATHAWADE/84/2021 Dated: 12/10/2021 under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission given to processed with the Further work.

aa) Signature of Licensed Architect / Engineer



Name of Licensed Architect / Engineer :

AR. SACHIN SUTAR

Structural Engineer

(IN BLOCK LETTERS)



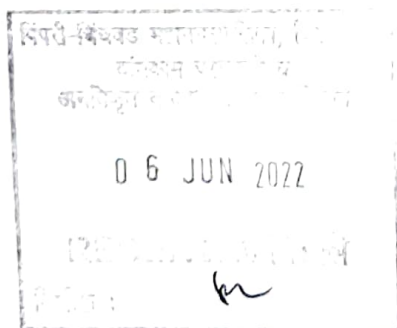
bb) Licensed No of Licensed Architect / Engineer : CA/9518039

Structural Engineer

Address No of Licensed Architect / Engineer : A-1, Nature View Soci., Prakash

Bhavan Lane Near Chaturshringi

Temple, Senapati Bapat, Road, Pune - 411016

Structural Engineer : HANSAL PARIKH & ASSOCIATES, Office No.307, 3<sup>rd</sup> Floor, Regent Plaza,  
Baner-Pashan Link Road, Pune-411045.





- (५) ए.के.के. व. यापेक्षा जास्त क्षेत्र असणाऱ्या निवार्मा प्रकल्पाचे व मन्दीपलेस, मालम, उपायनीमध्य दर्जेनी ठिकाणी मनपाच्या KIOSK/ATM वेदागाठी २,४० मी X २,४० मी मोठ्ठमापाची खोली बापुन मनपाने ताज्यात विनामूल्य देणे विकसक घानेवर बंधनकारक राहिल.
- (६) विकास नियमण निगमावतीनीन सुधारीत नियम क्र. २२,३ नसार नियमान नमूद कालाया द्रमतीनी सौर उर्जेवर बाजणारी व उष्णजन सयने (Solar Water Heating System) नसावण बंधनकारक. त्राद, व्याशियाय सागतटा दाखला देत्या जाणार नाही.
- (७) डेम्प, चिफल गुन्वा, मलेरिया ड. दासाचे ताडीचर निववण देवणेसाठी बांधकामाचे साईटवर साडकनेले पाण्याचे टाक्यावर झावण अगणे बंधनकारक आहे. तसेच साडकनेले पाण्याचे टाकीचे परिमगत मानलेल्या पाण्याचा निचरा करण्याची व्यवस्था पियामिपणे करणे विकसकावर बंधनकारक राहिल. तसेच गदर ठिकाणी निर्यामलपणे मलेरिया आर्टेल, एबेट फवारणी ड. दास प्रतिबधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहिल.
- (८) बाधकास/ल्यवसायिक/विकसक/जागा मालक वांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक असून त्या बाबतची कागदपणे सादर केल्याशिवाय जोने तपानणी दाखला देणेन ग्रणार नाही.

विकसकाचा मालकाचा पत्ता

मोबाईल नं.: \_\_\_\_\_

पत्ता : स.लं. २२६, २२७ पै,

वाकड, ता. मोरम-मुळशी

जि. पुणे.

बांधकामाच्या साईटचा पत्ता

स.लं. २२६ पै

ताथवडे, ता. मुळशी

जि. पुणे

\_\_\_\_\_

की.पी.ताथवेडे 148/209C दि. 39190/209C

४६  
०७/०९/२०२०

पिंपरी चिंचवड महानगरपालिका, पिंपरी ४११ ०१८.

(यापुढील व्यवहारात क्रमांक व दिनांक यांचा उल्लेख करावा.)

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

(कमेन्समेंट सर्टिफिकेट)

सुधारित

बांधकाम चालू करणेकरिता दाखला

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ ची कलम ४५ यातील तरतुदीप्रमाणे आणि महाराष्ट्र महानगरपालिका अधिनियम २०१२ ची कलमे (सेवशन्स) २५३ व २४५ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे. अर्ज क्र १०३३१९२००००९८३

पिंपरी चिंचवड महानगरपालिका, पिंपरी -१८.

क्रमांक -की.पी./ताथवेडे 102/२०२०

दिनांक: ०२/०९/२०२०

श्री/श्रीमती/मे. वर्धमान असोसिएट्स प्राइव्हीट लिमिटेड संस्था तर्फे मागीदार

श्री प्रकाश मिश्रम-चंद्र दामोदर

द्वारा : ला. आ. / ला. स. श्री.

सचिन सुतोरे

ए-१ नेचर व्हिच अपार्टमेंट सेनापती वापर रोड पुणे-१६ यांना

पिंपरी चिंचवड महानगरपालिका यांजकद्वारा

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ४५ आणि महाराष्ट्र महानगरपालिका अधिनियम कलमे (सेवशन्स) २५३ व २५४ अन्वये पिंपरी - चिंचवड महानगरपालिकेच्या सीमेतील मोजे ताथवेडे

येथील सर्व्हे नं. १११ सिटी सर्व्हे नं. ....

प्लॉट नं. .... मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक २५/११/२०१९

रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमूद अटीवर व जादा अट क्र. .... ते ....नुसार तुम्हास संमतीपत्र देण्यात येत आहे.

- सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- जोल्यापर्यंत काम आल्यानंतर नगररचना व विकास विभागाकडून सेटबॅक तपासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये.
- सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे त्या इमारतीच्या भोगवटा दाखला मागण्यापूर्वी विकसकाने इमारतीसमोर कॅंपाउंड वॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण विकसकाने करावयाचे आहे तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- इमारतीचा भोगवटा दाखला देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही.
- नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅंथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- आपण संबंधित बांधकाम हे महाराष्ट्र महानगरपालिका अधिनियम २०१२ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून सक्षम अधिकाऱ्याची पूर्व परवानगी न घेता सुरू केल्याबद्दल/तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशास पुर्व परवानगी न घेता बांधकाम केल्याबद्दल इमारतीचे भोगवटा पत्रक न घेता भोगवटा केल्याबद्दल, आपणाविरुद्ध नियमानुसार दंडात्मक कार्यवाही करण्याचा म.न.पा. चा हक्क राखून ठेवला आहे.
- बांधकाम, साहित्य अथवा जुन्या बांधकामाचा निघालेला राडारोडा सार्वजनिक रस्त्यावर मनपा चे परवानगी शिवाय ठेवता येणार नाही. जर हे साहित्य सार्वजनिक जागेवर ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास नियंत्रण नियमावलीतील तरतुदीनुसार रु. ३०००/- प्रति दिन याप्रमाणे दंड आकारण्यात येईल.
- पाणी पुरवठा, जलनिःसारण, उद्यान, अग्निशामक इत्यादी आवश्यक विभागाचे ना हरकत दाखले इकडे सादर करावेत.
- इमारतीच्या तळमजल्यावर गाळेधारकाच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल.
- विकास आराखड्यातील रस्ता रुंदीने बांधीत क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक आहे.
- इमारतीच्या सलोह कॉन्क्रीट (आर.सी.सी.) कामाच्या सर्व बाजूंकरिता आधार व आकारासाठी ताकडांचा वापर करू नये त्यासाठी लोखंडी आधारांचा वापर करणे बंधनकारक राहिल.

- १३) इंडियन सोसायटी ऑफ स्ट्रक्चरल इंजिनियर्स, पुणे-३० या संस्थेकडील मान्यताप्राप्त स्ट्रक्चरल इंजिनियर्सची इमारतीच्या कामासाठी नेमणूक करण्यात यावी तसेच सदरचे काम स्वीकारल्याबाबतचे स्ट्रक्चरल इंजिनियर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामास सुरुवात करू नये.
- १४) भूखंडाच्या संबंधित सहाभाही अखेरचा कर भरल्याचा करसंकलन विभाग मनपा यांचे कडील दाखल / पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १५) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्रं. ११.३.१.५नुसार तरतुदीचे अधिन विकसित करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- १६) विकास आराखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.न.पा.चे नावे लावून ७/१२ चा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा सादर जागेचा FSI/DR अनुज्ञेय करणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सदरहू रस्तारुंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतः करणे आवश्यक आहे अथवा मनपाच्या त्यावेळेच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १७) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहीवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा / मालमत्ता पत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १८) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रिकरण नगर भूमापन कार्यालयाकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागाला सादर करणे आवश्यक आहे.
- १९) ३०० चौ.मी. वरील क्षेत्राचे भूखंडावरील इमारतीसाठी (दाटवस्ती क्षेत्रवेगळून) रेत वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- २०) भूखंडालागतचे पोहोच रस्ता व आसपासचे क्षेत्रातील पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्रं. १.१ नुसार योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार / हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करण्याची जबाबदारी विकसक / अर्जदार यांचेवर राहिल. त्याची मनपास कोणत्याही प्रकारे तोषीस लागू देणार नाही. या अटीवर सदरहू बांधकाम चालू करण्याचे संमतीपत्र मंजूर करण्यात येत आहे..
- २१) इमारतीमध्ये पुरविण्यात आलेल्या पाकींगचे क्षेत्र गाळेधारकांसाठी विनामोबदला उपलब्ध करून देणे विकसकावर बंधनकारक राहिल. याबाबत कोणतीही तक्रार आल्यास त्याचे निराकरण करण्याची जबाबदारी विकसकाची राहिल.
- २२) मा. उपविभागीय अधिकारी / तहसिलदार यांचेकडून वर्ग १ साठी जमिनीची विनिश्चिती दाखला तसेच वर्ग २ साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येऊ नये.
- २३) म्हाडास छावण्याच्या सदनिका, पुर्णत्वानंतर इमारतींना भाग / संपूर्ण भोगवटा दाखला देण्यात येईल.
- २४) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- २५) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेव शर्ती) अधिनियम १९९६ व कंत्राटी कामगार (नियम आणि निर्मुलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण (Welfare) विषयक कायद्यातील तरतुदीची पूर्तता करून घेणे बंधनकारक आहे.
- २६) मा. जिल्हाधिकारी, पुणे यांची खनिकर्ण शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म/कावि/८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामासाठी लागणारे गौण खनिज हे अधिकृतरीत्या जाहिर केलेल्या व परवानगी दिलेल्या दगड, खडी, मुळम, माती, वाळू, परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- २७) भूखंडातील बांधकामाचे क्षेत्र (Construction area) ५००० चौ.मी. पेक्षा जास्त असल्यास (Ministry of Environment Forest and Climate Change) यांचे कडील दि. २८ जुन २०१७ च्या नोटीफिकेशननुसार व बांधकाम क्षेत्र २०००० चौ.मी. पेक्षा जास्त असल्यास दि. २९ जानेवारी २०१८ चे (Circular) नुसार अटी व शर्तीचे पालन करणे बंधनकारक राहिल. व अशा प्रकरणी पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- २८) सदरची परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन अॅन्ड डेव्हलपमेंट अॅक्ट २०१६ (RERA) व अंतर्गत विहित मुदतीत नोंदणी करणे बंधनकारक राहिल.
- २९) भूखंड क्षेत्र २००० चौमी पेक्षा जास्त किंवा ५० पेक्षा अधिक सदनिका असल्यास WATER RECYCLE UNIT उभारून कार्यन्वित करणे विकसकावर बंधनकारक राहिल.

उप अभियंता  
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता  
पिंपरी चिंचवड महानगरपालिका

सह शहर अभियंता  
पिंपरी चिंचवड महानगरपालिका

प्रत माहितीसाठी : (१) सहा. मंडलधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / घेरगाव.

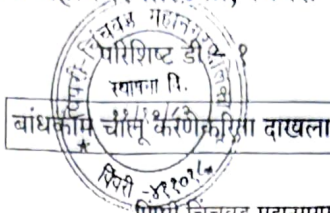
२) करसंकलन विभाग, मुख्य कार्यालय, पिंपरी, पुणे - १८

३) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे ४११ ००१. (MAHADA)

पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.



सुधशिव



बांधकाम चीसू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८.

क्रमांक - बी.पी./ ताशवेडे /८४ /२०२१

दिनांक : १२ /१० /२०२१

श्री./श्रीमती/मे. ~~वर्धमान ठासेगोविंदराव भागीदार संख्या लर्फे भागीदार~~  
~~श्री. प्रकाश भिकमचं वं छाजेड~~  
व्दारा : ला. आ. / ला. स. श्री. ~~श्री. सचिन खुता~~  
~~८-१ लेचर क्वि अपार्टमेंट रेनायली व्यावर रोड, पुणे - ४१~~ यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे.....ताशवेडे.....येथील सर्व्हे नं/ गट नं.....८९.५.....सिटी सर्व्हे नं.....(१) प्लॉट नं..... मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ०७/०९/२०२१ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ४१ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बॅकच्या अँलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भेगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र / बांधकाम चालु करणेच्या तारखेपासून सुरु होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
- ४) ही परवानगी आपल्या मालकीच्या जामिनी नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ४१ अटी व नकाशा प्रती.

स्थळ प्रतीवर मा. सह शहर  
अभियंता यांची स्वासरी आहे

उप अभियंता  
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता  
पिंपरी चिंचवड महानगरपालिका

Shagwan  
सह शहर अभियंता  
पिंपरी चिंचवड महानगरपालिका

- प्रत महितीसाठी : १) सहा. मंडल अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनषा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुडी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सोदागर / चाकड / रावेत / रहाटणी / धेरगांव.
- २) मा. मुद्र्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगकरनगर, पुणे - ४११ ००९. (MAHADA)

- ३१) नियमावलीनुसार सौर उर्जेवर चालणारी व उष्णजल (Solar Water Heating System) यंत्रणे बंधनकारक आहे.
- ३२) डॅम्पू, चिकनगुऱ्या, भलेरिया इ. डासांचे वाढीवर नियंत्रण ठेवणेसाठी बांधकामाचे साईटवर मादवलेले पाण्याचे टाक्यांवर झाकण असणे बंधनकारक आहे. तसेच साठविलेले पाण्याचे टाकीचे परिसरात माचलेल्या पाण्याचा निचरा नियमितपणे करणे विकसकावर बंधनकारक राहिल. तसेच सादर ठिकाणी नियमितपणे मलेरिया ऑईल, एंटे फ्यारणी इ. डास प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहिल.
- ३३) बांधकास / व्यवसायिक / विकसक / जागा मालक यांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक आहे.
- ३४) साईटवरील सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय करणे विकसक यांचेवर बंधनकारक राहिल.
- ३५) अंतर्गत व बहिर्वाटीच्या रस्त्याबाबत क्षेत्र मनापचे ताब्यात देऊन ७/१२ उताऱ्यावर पिंपरी चिंचवड महानगरपालिकेच्या नावाची नोंद केलेनंतर क्षेत्राचा मोबदला देण्यात येईल.
- ३६) बांधकाम साईटवरील वसाहतीत विद्युत वाहिनी (इलेक्ट्रीसिटी व आग यांपासून धोका निर्माण होऊ नये. यांची विशेष काळजी घेण्यात यावी.
- ३७) महाराष्ट्र शासनाचे मेमोरंडम नं. टीपीसी/४३९८/१५०४/सीआर २८७/९४/युडी११/आरडीपी दि. १९ जुलै १९९४ नुसार संबंधित जागामालक / जागेचा विकास करणार त्यांनी (बांधकाम/विकास करावयाच्या) जागेवर सर्वांना सहजरीत्या दिसेल आशा रितीने " डिस्प्ले बोर्ड (माहिती फलक)" बसविणे आवश्यक आहे. या फलकावर (मालकाचे नाव, आर्किटेक्टचे नाव व इतर अनुषंगिक) माहिती असणे आवश्यक आहे.
- ३८) कामाच्या ठिकाणी अपघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून हे वंचित राहू नये या कारिता विकसकाने कामगाराचा अपघात विमा काढणे बंधनकारक राहिल.
- ३९) जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हा दाखला देणेत येत आहे.
- ४०) भुखंडातील बांधकामाचे क्षेत्र (Construction Area) FSI व Non FSI क्षेत्र मिळून २०,००० चौ. मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- ४१) RERA रजिस्ट्रेशन क्रमांक :-

अ) विकसकाचा मालकाचा पत्ता

मोबाईल क्रं. \_\_\_\_\_

ई-मेल \_\_\_\_\_

पत्ता : र.नं. १०८

मोजे - शहादोरी, पुणे

ब) बांधकामाच्या साईटचा पत्ता

\_\_\_\_\_

\_\_\_\_\_

र.नं. २२

मोजे - ताशवडे, पुणे

Date: 23 Aug 2022

The Executive Engineer,  
Pimpri Chinchwad Municipal Corporation,  
Pimpri, Pune - 411018.

Annexure-V

**Reference:**

1. Environmental Clearance received vide letter no. SIA/MH/MIS/0000002045/2019 dated 16<sup>th</sup> Oct. 2019.
2. Environmental Clearance received vide letter no. SIA/MH/MIS/200020/2021 dated 03<sup>rd</sup> Sept. 2021.

**Subject:** Certification of Construction status and area executed at site for S.No. 99 Tathawade Pune, for ongoing residential and commercial project.

Respected Sir,

The above-mentioned project has received the IOD sanction vide BP/Environment/Tathawade/07/2021 on 18/06/2021 for construction area of 63113.30 sqm for full potential proposed by the project proponent.

Basis my certification, plinth CC is being issued by PCMC for submitted on Date B & C Building 10 June 2021, A & Mhada Building 04 June 2022.

As per EC Oct 2019 We started work construction work in April 2020.

I the architect of the project, certify that till date area constructed at site is 31348.63 sqm for 5 Building A, B, C, MHADA & Commercial building.

Yours Sincerely



Ar. Sachin Sutar



## MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781  
/24037124/24035273  
Fax : 24044532/24024068  
/24023516  
Email : [jdwater@mpcb.gov.in](mailto: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-079408/CE/CC- 2003000287  
Date 04/03/2020

To,  
M/s. "Vardhaman Moonstone",  
S. No. 99(P), Opp. JSPM College,  
Tal: Mulshi, Dist: Pune.

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

**Ref:** 1. Your Application vide UAN No. -0000079408 Dated: 31/08/2019.  
2. Minutes of Consent Committee meeting held on 13/01/2020

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 Waste (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.101.00 Cr.**  
(As per CA certificate submitted by project proponent)

The Consent to Establish is valid for construction of Residential & Commercial Project named as **M/s. "Vardhaman Moonstone", S. No. 99(P), Opp. JSPM College, Tal: Mulshi, Dist: Pune**, for total plot area of **11,976.81 Sqm** and Proposed total construction built up area **40,871.87 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	224.00	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	125 KVA	2	As Per Schedule -II
2.	DG Set	40 KVA	2	As Per Schedule -II
3.	DG Set	100 KVA	2	As Per Schedule -II

**Conditions under Solid Waste Management Rules, 2016:**

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	544.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	487.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	Kg/day	STP	Used as manure

**Project proponent shall not take any effective steps towards implementation of projects prior to obtaining Environment Clearance as per EIA Notification 2006 and amendments thereto.**

Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.

The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.

This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

1. 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.
2. 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.
3. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
4. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.

**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	2,02,000/-	RIDC8074282884	11/10/2019	Online

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad - 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 proposed to install of Sewage Treatment Plants (STP) with the design capacity of **230.00 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	260.00

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

**Schedule-II**

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO <sub>2</sub>
1.	DG Set (125 KVA)	Acoustic enclosure	2.24	HSD	36.00	Lit/Hr	--	--
2.	DG Set (40 KVA)	Acoustic enclosure	1.26	HSD	6.5	Lit/Hr	--	--
3.	DG Set (100 KVA)	Acoustic enclosure	2.00	HSD	22.00	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 <sup>3</sup>
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



**Schedule-III**  
**Details of Bank Guarantees**

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

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

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

- i) 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.  
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.
- ii) 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.
- j) 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.  
The treated sewage shall be disinfected using suitable disinfection method  
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.

## दाखला

तलाठी कार्यालय थेरगाव

जावक क्रमांक - २०२१/२०२२

दिनांक :- १३/०७/२०२२

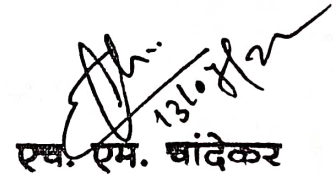
कामगार तलाठी मौजे - ताथवडे ता. मुळशी यांजकडून दाखला देण्यात येतो की, वर्धमान असोसिएट्स भागीदारी संस्था तर्फे भागीदार प्रकाश भिकमचंद छाजेड हे ताथवडे येथील रहिवासी / खातेदार / शेतकरी असून त्यांचेकडे कोणत्याही प्रकारची या कार्यालयाची सरकारी येणे बाकी नाही.

सबब मागितले वरून दाखला दिला असे.

सर्व्हे नंबर :- ९९

दिनांक :- १३/०७/२०२२

ठिकाण :- ताथवडे



एच. एम. चांदेकर  
तलाठी मौजे-थेरगाव, ताथवडे, वाकड  
ता. मुळशी, जि. पुणे.

- वाचले:- १) मे. वर्धमान असोसीएटस् भागीदारी संस्था तर्फे भागीदार श्री. प्रकाश भिकमचंद छाजेड, रा. स. नं. १११/११, विजयनगर, काळेवाडी पिंपरी पुणे-१७ यांनी पिंपरी चिंचवड महानगरपालिका यांचे कार्यालयाकडे केलेला दिनांक-१३/११/२०१८ रोजीचा अर्ज.
- २) मा. विभागीय आयुक्त पुणे विभाग पुणे यांचेकडील परिपत्रक क्र. मह-२/जमीन/जनरल/आरआर/७७२ दिनांक-२२/०९/२००३.
- ३) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील दिनांक २२ ऑगस्ट, २०१४ रोजीचा अध्यादेश.
- ४) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील महाराष्ट्र अधिनियम क्र. ३७, दिनांक-२१ डिसेंबर २०१४.
- ५) मा. अम्पर जिल्हाधिकारी पुणे यांचे अध्यक्षतेखालील बैठक दिनांक-२९/११/२०१४
- ६) मा. जिल्हाधिकारी पुणे यांचे अध्यक्षतेखालील बैठक दिनांक-२०/०२/२०१५
- ७) पिंपरी चिंचवड महानगरपालिका यांचेकडील क्र. बीपी/एनए/ताथवडे/२९/२०१८, दिनांक-१५/११/२०१८ रोजीचे पत्र.
- ८) पिंपरी चिंचवड महानगरपालिका यांचेकडील कमेन्समेंट सर्टिफिकेट क्र. बीपी/एनए/ताथवडे/५४/२०१८, दिनांक-३१/१०/२०१८
- ९) अर्जदार यांनी या कार्यालयाकडे केलेला दिनांक-१३/११/२०१८ रोजीचा अर्ज.
- १०) महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ अ (१)

महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे अंतर्गत आणि  
महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९  
अनुसूची पाच  
(नियम ७ पहा)

तहसिल कार्यालय, पौड (मुळशी)  
क्र.जमीन/SR/सनद/१३६/२०१८  
पौड, दिनांक-१७/११/२०१८

### सनद

२/- ज्याअर्थी, पुणे जिल्ह्याच्या मुळशी तालुक्यातील मौजे ताथवडे, ता. मुळशी जि, पुणे येथील जमीन स.नं. ९९ पै. मधील ११९७६.८१ चौ.मी. जमीनीचे भोगवटादार अर्जदार मे. वर्धमान असोसीएटस् भागीदारी संस्था तर्फे भागीदार श्री. प्रकाश भिकमचंद छाजेड, रा. स.नं. १११/११, विजयनगर, काळेवाडी पिंपरी पुणे-१७ यांनी महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील कलम ४२ अ (१) अन्वये परिशिष्ट एक मध्ये वर्णन केलेले आणि मोजणी नकाशावर दर्शविलेला मौजे ताथवडे, ता. मुळशी जि, पुणे येथील जमीन स.नं. ९९ पै. मधील ११९७६.८१ चौ.मी. क्षेत्रापैकी रस्त्याखालील क्षेत्र १२७२.०७ चौ. वजा जाता उर्वरित १०७०४.७४ चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ सनद मिळणेकामी या कार्यालयाकडे दिनांक-१७/११/२०१८ रोजी अर्ज केलेला आहे.

३/- आता असे प्रमाणित करण्यात येते की, पिंपरी चिंचवड महानगरपालिका यांनी त्यांचेकडील कमेन्समेंट सर्टिफिकेट क्र. बीपी/एनए/ताथवडे/५४/२०१८, दिनांक-३१/१०/२०१८ अन्वये मौजे ताथवडे, ता. मुळशी जि, पुणे येथील जमीन स.नं. ९९ पै. मधील ११९७६.८१ चौ.मी. क्षेत्रापैकी रस्त्याखालील क्षेत्र १२७२.०७ चौ. वजा जाता उर्वरित १०७०४.७४ चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ रेखांकन/बांधकाम नकाशांना मंजूरी दिलेली आहे.

४/- मे. वर्धमान असोसीएटस् भागीदारी संस्था तर्फे भागीदार श्री. प्रकाश भिकमचंद छाजेड, रा. स. नं. १११/११, विजयनगर, काळेवाडी पिंपरी पुणे-१७ यांनी या कार्यालयाकडील पत्र क्र. जमीन/SR/१३६/२०१८, दिनांक-१६/११/२०१८ अन्वये मोजे ताथवडे, ता. मुळशी जि, पुणे येथील जमीन स.नं. ९९ पै. मधील ११९७६.८१ चौ.मी. क्षेत्रापैकी रस्त्याखालील क्षेत्र १२७२.०७ चौ. वजा जाता उर्वरित १०७०४.७४ चौ.मी. क्षेत्रास निवासी प्रयोजनासाठी ०.४०८/- या दराने वार्षिक अकृषिक आकारणी रक्कम रुपये ४८९६/- व रुपांतरीत कराची २४४८०/- अशी एकुण र.रु. २९३७६/- एवढी दिनांक- १७/११/२०१८ रोजी शासन जमा करून त्याबाबत चलनाची प्रत या कार्यालयास सादर केलेली आहे.

५/- त्याअर्थी, आता असे प्रमाणित करण्यात येते की, उक्त अधिनियमाच्या उपबंधास अधिन राहून आणि खालील अटी व शर्तीवर मोजे ताथवडे, ता. मुळशी जि, पुणे येथील जमीन सं.नं. ९९ पै. मधील ११९७६.८१ चौ.मी. क्षेत्रापैकी रस्त्याखालील क्षेत्र १२७२.०७ चौ. वजा जाता उर्वरित १०७०४.७४ चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ वापरण्याची परवानगी देत आहे.

परिशिष्ट एक

अक्र	जमिन मालकाचे	स.नं.	७/१२ नुसार एकुण क्षेत्र (चौ.मी)	बिनशेती करावयाचे क्षेत्र (चौ.मी)
१	मे. वर्धमान असोसीएटस् भागीदारी संस्था तर्फे भागीदार प्रकाश भिकमचंद छाजेड	९९ पै.	३६४२००.००	१२०००.००
	एकूण क्षेत्र		३६४२००.००	१२०००.००
३	अर्जदारांनी प्रत्यक्ष रेखांकनात समाविष्ट केलेले क्षेत्र			१२७२.०७
४	(-) रस्त्याखालील क्षेत्र			१०७०४.७४
५	वापर बदलाचे एकुण क्षेत्र			१०७०४.७४
६	वापरात बदलाचे प्रयोजन			निवासी

अटी व शर्ती

- अर्जदार यांना ज्या प्रयोजनासाठी वापरात बदल करण्यास परवानगी दिलेली आहे त्या विशिष्ट अकृषिक प्रयोजनास योग्य होण्यासाठी आणि आरोग्यविषयक परिस्थितीस प्रतिबंध होण्यासाठी जमिन पुरेशी समतोल करणे व ती साफ करणे अर्जदार यांचेवर बंधनकारक राहिल.
- अर्जदार यांनी नियोजनात घेतलेल्या १०७०४.७४ चौ.मी. क्षेत्राकरीता निवासी प्रयोजनार्थ र. रु. ०.४०८/- या दराने अकृषिक सारा कामगार तलाठी यांचेकडे प्रती वर्षी जमा करणे बंधनकारक राहिल. तसेच शासनाच्या प्रचलित धोरणानुसार वेळोवेळी निश्चित होणाऱ्या दराने अकृषिक आकारणी करणेस अर्जदार पात्र ठरतील.
- अर्जदार यांनी ज्या प्रयोजनासाठी प्रस्तुतची सनद धारण केली आहे. त्याच प्रयोजनासाठी वापर करणे आवश्यक राहिल. त्या व्यतिरिक्त असलेल्या कोणत्याही प्रयोजनासाठी जमिनीचा वापर आणि त्यावर उभारलेल्या किंवा उभारावयाच्या इमारतीचा जिल्हाधिकार्यांच्या पुर्व परवानगीशिवाय वापर करता येणार नाही.

- ४) नमुद मिळकत ही मुळ मोफत गायरान संवर्गातील असून मा. जिल्हाधिकारी सांग. पुणे यांचेकडील आदेश क्र. पमज/०२५९२/१९८२, दिनांक-१३/०९/१९८२ अन्वये गायरान संवर्गातून कमी केलेली आहे. तरी सदर मिळकतीबाबत भविष्यात काही वाद निर्माण झालेस अथवा न्यायालयीन वाद असलेस त्याबाबतची सर्वस्वी जबाबदारी अर्जदार यांची राहिल. तसेच न्यायालयाकडून काही आदेश पारीत झालेस सदर आदेश अर्जदार यांचेवर बंधनकारक राहतील.
- ५) सदरची रानद मिळालेल्या तारखेपासून अर्जदाराने ३ वर्षांच्या आत उक्त भूखंडावर भरीव कायमस्वरुपाचे निवासी बांधकाम सुरु केले पाहिजे. तसे न केल्यास जिल्हाधिकारी कार्यालयाकडून मुदत वाढविण्यात आली नसेल तर देण्यात आलेली परवानगी व्यपगत झाल्याचे समजणेत येईल.
- ६) अर्जदार यांनी सादर केलेली माहिती व कागदपत्रांच्या सतत्येबाबत संपुर्ण जबाबदारी अर्जदार यांचेवर राहिल.
- ७) उपरोक्त अटी व शर्तीचे पालन करणे अर्जदार यांचेवर बंधनकारक राहिल.



Bhagwanth  
(भगवान्वाटील) 17/11/18  
प्र.तहसिलदार मुळशी

प्रति-मे. वर्धमान असोसीएटस् भागीदारी संस्था तर्फे भागीदार श्री. प्रकाश भिकमचंद छाजेड, रा. स.  
नं. १११/११, विजयनगर, काळेवाडी पिंपरी पुणे-१७



पिंपरी चिंचवड महानगरपालिका  
पिंपरी-18, उदयान/वृक्षसंवर्धन विभाग  
क्रमांक/3/कावि/841/2018  
दिनांक. 16/05/2018

प्रति,

श्री. प्रकाश भिकमचंद छाजेड

द्वारा-सचिन सुतार

ए-1 नेचर व्हयु अपार्टमेंट,

चतुश्रंगी मंदीराजवळ

सेनापती बापट रोड, पुणे-16

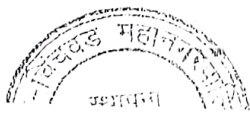
विषय - वृक्षसंवर्धन नाहरकत दाखल्याबाबत.  
(बांधकाम परवानगी चालू करण्याकामी )  
संदर्भ- 1) आपला दिनांक. 14/05/2018 चा अर्ज.


आदेश

स.नं. 99 (पै), ताथवडे, येथे बांधकाम नियोजित आहे. दाखल अर्जानुसार जागेचे एकूण क्षेत्रफळ 12000.00 चौ.मी. असून मानांकांप्रमाणे 121 वृक्षांची आवश्यक आहेत. जागेची पाहणी केली असता 25 सेमी मध्यवेढी पुढील निरंक वृक्ष व 25 सेमी मध्यवेढी आतील निरंक वृक्ष आहेत. मानांकानुसार 121 वृक्षांची अनामत पावती क्र. 703310 दिनांक 16/05/2018 अन्वये र.रु. 2,42,000/- बिनव्याजी या कार्यालयात जमा केलेले आहेत.


सबब सदर ठिकाणी बांधकाम चालू करणे करीताचा दाखला मिळणेकामी या विभागाकडील नाहरकत दाखला देणेत येत आहे. बांधकाम परवानगी मिळाल्यानंतर काम चालू करताना बांधकामात झाडे येत असतील तर झाडे काढणेकामी स्वतंत्र प्रस्ताव सादर करावा.

तसेच सुचित करणेत येते की, बांधकाम पूर्णत्वाचे वेळी सोबतच्या यादीप्रमाणे वृक्ष लावणेत यावेत. या विभागाकडून वृक्ष लावल्याचे खातरजमा करणेत आले नंतरच बांधकाम पूर्णत्वासाठी या विभागाचा नाहरकत दाखला देणेत येईल. तसेच भरलेली अनामत तीन वर्षांनंतर झाडांची स्थिती पाहून अलहिदा परत केली जाईल.



  
वृक्षअधिकारी

पिंपरी चिंचवड महानगरपालिका



यूनियन बँक ऑफ इंडिया  
Union Bank of India

Regional Office :  
Shop No. 201- 202, Stellar Enclave, D.P. Road,  
Aundh, Pune- 411 007

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**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described in physical (whichever is applicable) possession of which has been taken by the Authorized Officer of Union Bank of India (secured or as per below mentioned details given in tabular form:

Sr. No.	Name of Account Holder	Property details	Reserve Price & EMD
1	M/s Vedika Agro Industries (Prop. Uday Mahadev Jankar)	Bhumapari No. 519, Milkal No. 575, Mouje Ambegaon Tal. Kadegaon, Dist. Saangli (Plot Area 6750 Sq. Mtr.)	R.P.: Rs. 1,86,00,000/- EMD: Rs. 18,60,000/-

• E Auction Date : 20/05/2022 between 11:00 Am to 5:00 Pm. Last date for submission of EMD : Before start of E-Auction. EMD Shd As per Sec 194-IA of income Tax act 1961, TDS @1% will be applicable on the sale proceeds where sale consideration is Rs 50.00 lakh & deposit the same with the income tax department with form no 16-B, containing the PAN No as a seller & submit the original receipt of Excise duty & any other statutory dues. The registration charges & stamp duty on the document executed for affecting the sale shall be on For detailed terms & conditions of the sale, please refer to the link provided ion Union Bank of India secured creditors website [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in), <https://ibapi.in>. E Auction process will be held through MSTC only.  
Date : 30/04/2022  
Place : Pune

**PUBLIC NOTICE**

This is to inform the public in general that M/s VARDHAMAN ASSOCIATES has been accorded with the Environmental Clearance by State Environment Authority Maharashtra (Government of Maharashtra) for Proposed project named VARDHAMAN MOONSTONE situated at S. no. 99, Thathwade within the limit of Pimpri Chinchwad Mahanagarपालिका Corporation vide Environment Clearance letter No. SIA/MH/MIS/200020/2021 dated 03/09/2021 this clearance is an accordance with provisions of EIA Notification 2006) The copy of this letter may be seen at Department of Environment Government of Maharashtra website <http://ec.maharashtra.gov.in>  
Date : 04/05/2022  
Place : Pune

Sd/-  
M/S VARDHAMAN ASSOCIATES

**PUBLIC NOTICE**

Notice is hereby given that Mr. Manoj Luthra & Mrs. Neena Luthra both residing at House No. 202, Sector 37, Arun Vihar, Noida, UP-201301 have agreed to transfer/assign to my client the property described in the Schedule written herein under (and hereinafter mentioned as "the said plot").  
They have assured my client/s that they are the absolute owners/holders of the said plot and that the said plot is free from all encumbrances and defects in title.  
Any person/s having any claims by way of sale, mortgage, lease, gift, easement, exchange, possession, inheritance, succession or otherwise howsoever in respect of the said plot is required intimate the same in writing to the undersigned together with the proof thereof, within 14 days of publication of this notice failing which all such claims if any, shall be deemed to have been waived and abandoned.


**SCHEDULE**

All that piece and parcel of the Plot bearing A/5 in "Clover Pinnacle Ridge Cooperative Housing Society Limited", situated at S. No. 33/2 to 33/19 + S. No 36/5, 8, 9, 10, 11 Kondhwa Khurd, Pune, Taluka Haveli, District Pune within the limits of the Pune Municipal Corporation.  
This notice dated 02nd day of May 2022.

**Sanjay K Motwani, Advocate.**  
B-210, Clover Centre, 7, Moledina Road,  
Pune - 411002, Phone: 9890607737

**PUBLIC NOTICE**

All the people are hereby informed by this Public Notice that the Designer Bungalow bearing No. 58 in the DSK Sayantara situated at Village Kirkatwadi, Taluka Haveli and District Pune, constructed on Gat Nos. 83B, 85, 86, 87, 90, 92 & 99 to 106 has been owned by Mr. Uday Putappa Nadkarni. That said Mr. Uday Putappa Nadkarni has agreed to sell said property to my client for monetary consideration. That the original document i.e. Agreement dated 18/11/2018 (Haveli



**Pune Urban Co-op Bank Ltd**  
Head Office: 240 Lombard Building, Kasaba Peth, Pune-411 004

**SYMBOLIC POSSESSION NOTICE**

(FOR IMMOVABLE PROPERTY (RULE 8(1) of The Security Interest (Enforcement) Rules, 2002)

WHEREAS, The undersigned being the Authorised Officer of the Pune Urban Co-operative Bank Head Office, Pune under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 8(1) of Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 01.07.2021, sent on 01.07.2021 calling upon the Borrowers Shri. Noormohammad Babul Attar residing at A/p Khed Shivaji Haveli, District - Pune, and Guarantor/s 1) Shri. Kabir Noormohammad Attar, Mouje - Kher Taluka - Haveli, District - Pune, 2) Mrs. Sayarabin Noormohammad Attar, Mouje - Kher Taluka - Haveli, District - Pune, 3) Shri. Pramod Madhukar Dixit, House No. 282, Khed Shivaji Haveli, District - Pune 4) Shri. Sanjay Sureshchandra Agarwal, 96, Rasta Peth, In Front Of Swar Temple, Kasaba Peth, Pune, to repay the amount mentioned in the Demand Notice being Rs. 13.13 further future interest thereon towards Housing Loan Account No.21, as on 30.06.2021, within 14 days from the date of receipt of the said Demand Notice.

The Borrowers/Guarantors/Mortgagors having failed to repay the said amount, Notice is hereby given to the Borrowers/Guarantors/Mortgagors/their Legal Heirs and the Public in General that the undersigned possession of the property described herein below in exercise of powers conferred on him under Section 13 of the said Act read with Rule 8 & 9 of the said Rules on this 4th day of May of the year 2022.

The Borrowers/Guarantors/Mortgagors/their Legal Heirs and Public in General is hereby cautioned with the property and any dealing with the said property will be subject to the charge of the Pune Urban Co-operative Bank Limited, Pune for an amount of Rs.15,14,848/- as on 31.04.2022 along with further future interest and penal interest thereon from 01.05.2022 till the date of re-payment/realisation dues in full plus other costs and expenses.

The Borrowers/Guarantors/Mortgagors and their Legal Heirs attention is invited to provision of sub-section (2) of Section 13 of the Act, in respect of time available, to redeem the Secured Assets.

**DESCRIPTION OF IMMOVABLE PROPERTY**

Name of the Borrowers/ Guarantors/Mortgagors	Borrowers/ Mortgagors : Shri. Noormohammad Babul Guarantors : Shri. Kabir Noormohammad Mrs. Sayarabin Noormohammad Shri. Pramod Madhukar Dixit
Loan Account Type	Term Loan Account No.21
Date of Demand Notice under sub-section (2) of Section 13	Demand Notice dated 01.07.2021 Sent on 03.07.2021
Date of Symbolic Possession	04/05/2022
Total Outstanding Amount	Rs.15,14,848/-

**Description of Immovable Property**

A) All that piece and parcel of property adm. 00 H. 11 Aar, out of S.No. 16, Hissa No. 4/2, Totally ar. 624 Sp.Ft. owned by Mr. Noormohammad Babu Sayarabi Noormohammad Atar, partly constructed under Indira Awaas Housing Yojna Grampanchayat Milkal No.020-C 2, in Gaonthan of village Shivapur, Taluka Haveli, District Pune structure is situated within the limits of Gram Panchayat Shivapur

- 1) On or towards the East - By property of Mr. Dhavane,
- 2) On or towards the South - By property of Mr. Abdul Atar
- 3) On or towards the West - By property of Mr. More
- 4) On or towards the North - By property of Mr. Dhavane

