

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 10/01/2023 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO. 115/2022 (WZ), SANTOSHKUMAR T. PANDEY VS HIGHLAND BUILDERS & DEVELOPERS & ORS.

1.0 Background

Grievance in the Original Application No. 115 of 2022 (WZ), titled Santoshkumar T. Pandey vs Highland Builders & Developers & Ors. as per order dated 10/01/2023 of the Hon'ble NGT is about the Respondent no. 1 i.e. Highland Builders and Developers & Eternity (hereinafter referred as the project proponent i.e. PP), started development works of residential project at Survey no. 59/1/2, 59/1/1/B & 59/1/1/C, Village Anandwali, Opposite Rushiraj Habitat, Navshya Ganapati Parisar, near Vrindavan Lawns, Gangapur Road, Nashik. It is alleged that in the process of development work, the PP is being dumping debris in the flood plain of Godavari River, which is located in the Survey no. Survey No. 57 and in some part of Survey No. 59 between the high flood line and low flood line, which is a prohibited area.

Hon'ble NGT directed vide order dated 10/01/2023 (copy of Hon'ble NGT order, dated 10/01/2023 is given at **Annexure-1**) and relevant order is reproduced as below:

"8. Looking to the allegations made in the application, we deem it just and proper constitute a Committee comprising one Member each of:-

- (i) The Central Pollution Control Board (CPCB);*
- (ii) The Maharashtra State Pollution Control Board (MPCB); and*
- (iii) The Nashik Municipal Corporation, Nashik.*

9. The Maharashtra Pollution Control Board (MPCB) shall be the nodal agency for co-ordination and logistic support.

10. The Committee is directed to visit the site and submit a factual and action taken report with regard to the violation and if any action taken there-on, within one month.

11. The report in the matter be filed by the Committee by e-mail at ngtpune@

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, dated 10/01/2023; MPCB issued office order vide dated 06/02/2022 regarding constitution of joint committee. Accordingly, the joint committee carried-out inspection of said residential project developing by M/s Highland Builders and Developers on 13/02/2023. The following committee members were present during the inspection:

- i. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune
- ii. Shri Amar Durgule, Sub-Regional Officer, MPCB, Nashik
- iii. Shri Sanjay Agrawal, Executive Engineer – Town Planning Dept., Nashik Municipal Corporation

Shri Santosh, Field Officer-MPCB, Nashik was present during the joint committee inspection. Shri Ravindra Bagul, Dy. Engineer – Town Planning Dept., from Nashik Municipal Corporation and Shri Sumit Kumath, Architect from the project proponent were accompanied the joint committee during the inspection and provided information about the project; various permissions obtained thereto and 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 the PP & Nashik Municipal Corporation (NMC) through MPCB and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below:

- i. PP has obtained Environmental Clearance (EC) by SEIAA, Maharashtra vide letter No. SIA/MH/MIS/211115/2021, dated 13/10/2021 for construction of a residential project named “HALLMARK” for total plot area of 12,162 sq.m with Total Built Up Area (TBA) of 80,747.53 sq.m (FSI: 57,854.5 sq.m & Non-FSI: 22,893.03 sq.m) based on plan approval vide no. A1/BP/IOD/312/2021, dated 30/09/2021 for residential building Wing-A: LG+ST+PO+34, Wing-B:

LG+ST+PO+34, Wing-C: LG+ST+PO+34, Wing-D: LG+ST+PO+34, Wing-E: LG+ST+PO+34 and Wing-F: LG+ST+PO+09 respectively. Copy of EC dated 13/10/2021 is given at **Annexure-2**.

- ii. PP has obtained building sanction permission and commencement certificate vide no. LND/BP/A1/BP/588/2022, dated 31/03/2022 from NMC for construction of said residential building. Copy of IOD plan of the proposed residential building project of the Survey no.59/1/1/B + 59/1/2 + 59/1/1/C + 59/1/3/1, Anandwali, Nashik as approved by NMC vide dated 30/09/2021 and copy of building permission & commencement certificate issued by NMC vide dated 30/03/2022 is given at **Annexure-2A & 2B** respectively.
- iii. PP has applied for Consent to Establish (CTE) to MPCB on 16/03/2022 for total plot area of 12,162 sq.m and TBA 80,747.53 sq.m (FSI: 57,854.5 sq.m & Non-FSI: 22,893.03 sq.m), which is as per EC dated 13/10/2021. Wherein it is observed that without obtaining CTE, the PP has started construction activities; as it is evident during the joint committee inspection dated 13/02/2023. Construction works of Wing-E, D and A, B & C were in progress i.e. up to plinth level was completed for Wing-E & D and up to 1st beam level was completed for Wing-A & B.



Photograph-1: Progress of construction works of various wings of the residential building.



Photograph-2: Progress of construction works of various wings of the residential building.

iv. As per the information provided by the PP, total excavated quantity of soil from the project site during construction of the said residential project is as follows:

Building name	Total excavated quantity, m ³	Refilling done as on date of inspection, m ³	Proposed quantity required for further refilling, m ³
Wing-A, B & C (OGL: 99.69 & excavated level: 88.21)	23,664	7,393 (up to RL 94.16)	12,000
Wing-D (OGL: 102.19 & excavated level: 93.59)	4,691	2,739 (up to RL 98.61)	700
Wing-E (OGL: 101.87 & excavated level: 94.58)	3,817	2,110 (up to RL 98.61)	600
Total	32,172	12,242	13,300



Photograph-3: Excavated soil stored within the project site.



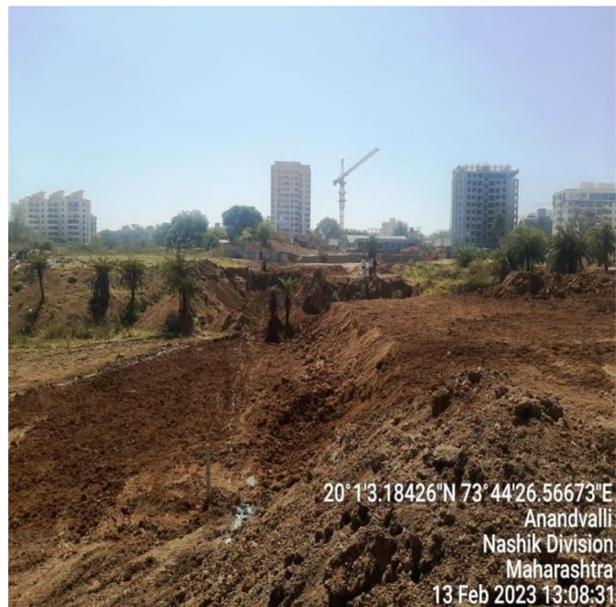
Photograph-4: Excavated soil stored within the project site.

It is observed that the PP has stockpiled the excavated soil at different places within the project site. As per the information provided by the PP through NMC, total quantity of excavated soil stored at different places within the project site is about 9,597 m³ and excavated soil refilled outside the project site i.e. at Survey no. 57, Hissa no. 1, 5 & 7 is about 10,333 m³. Further, it is observed from the IOD plan submitted by the PP to the SEIAA, Maharashtra, approved by the Assistant Director of Town Planning, NMC that the said

survey no. 57, Hissa no. 1, 5 & 7 is located in the Red flood line of Godavari River. The said Survey no. 57, Hissa no. 1, 5 & 7 is reserved for garden reservation area (23,712 sq. m) as per DP report and the same is in possession of NMC. Copy of the Plain Table (PT) Survey dated 17/01/2023 as submitted by the NMC for the Survey no. 59 of Anandwali Shiwar to Navshya Ganpati Temple and demarcation of Blue & Red flood line of Godavari River, is given at **Annexure-3**. Copy of extrapolated portion of the said Survey no.59/1/1/B + 59/1/2 + 59/1/1/C + 59/1/3/1 (where the project site is located), Survey no. 57, Hissa no. 1, 5 & 7 (where refilling of excavated soil is done) & its location in the Red flood line of Godavari River and demarcation of Blue & Red flood line of Godavari River is given at **Annexure-3A**. The PP has requested through written communication vide dated 06/02/2023 to the NMC to refill the excavated soil in the Red flood line of Godavari River i.e. in the garden reservation area of NMC. However, it is gathered that NMC has not yet granted permission to the PP for refilling excavated soil in the Red flood line of Godavari River i.e. in the garden reservation area of NMC. Copy of the communication letter by the PP dated 06/02/2023 to the NMC is given at **Annexure-4**.



Photograph-5: Refilling being done at Red flood line of Godavari River i.e. at Surevy no. 57, Hissa no. 5 & 7, garden reservation area of NMC.



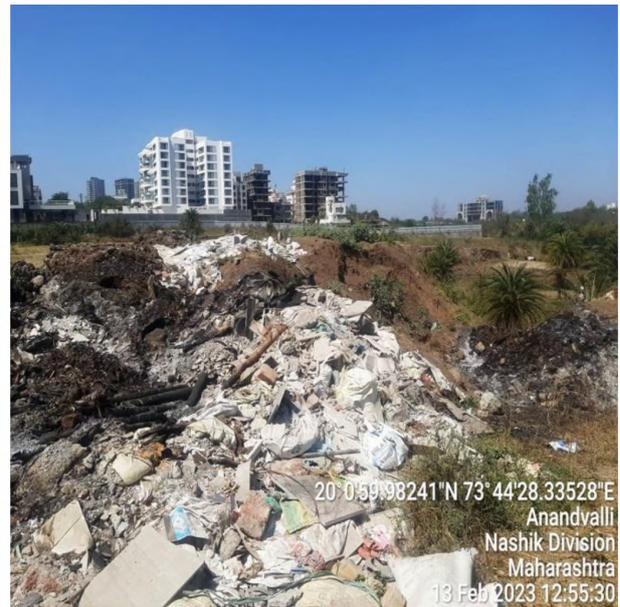
Photograph-6: Refilling being done at Red flood line of Godavari River i.e. at Surevy no. 57, Hissa no. 5 & 7, garden reservation area of NMC.

- v. It is gathered that the Applicant has made a complaint vide dated 06/06/2022 to the NMC regarding the alleged dumping of excavated soil by the PP within the Blue flood line of Godavari River. Accordingly, NMC has visited the said project site under consideration and carried-out assessment of the area w.r.t. alleged dumping of excavated soil within the Blue flood line of Godavari River. During inspection of NMC, it was observed and reported that few sporadic stockpiles of excavated soil was dumped within the Blue flood line of Godavari River. NMC vide letter no. 16/2023, dated 12/01/2023 has issued notice to the PP to remove the excavated soil dumped within the Blue flood line of Godavari River. Accordingly, the PP in its reply vide dated 12/01/2023 addressed to NMC that they shall be removing the dumped soil from the Blue flood line of Godavari River within 03 days. Copy of notice issued by NMC to the PP and reply communicated by the PP to NMC are given at **Annexure-5 & 6**. Thereafter, NMC has verified that the PP has removed the dumped soil from the Blue flood line of Godavari River and also mentioned that the PP has refilled the excavated soil in the Red flood line of Godavari River i.e. at Survey no. 57, Hissa no. 1, 5 & 7, reserved for garden reservation area of NMC. Further, during the joint committee inspection no visual evidence of dumping of excavated soil from the said project was observed within the Blue flood line of Godavari River. Also, based on the Plain Table (PT) Survey dated 17/01/2023 as submitted by the NMC for the Survey no. 59 of Anandwali Shiwar to Navshya Ganpati Temple, it is observed that the project site is not situated in the Blue flood line of Godavari River. Copy of the extrapolated portion of the Survey no.59/1/1/B + 59/1/2 + 59/1/1/C + 59/1/3/1, where the project site is located and demarcation of Blue & Red flood line of Godavari River is given at **Annexure-3A**.
- vi. 03 no. of stock piles of unauthorized dumping of C&D waste was observed at Survey no. 59 (P). As per the information provided by the NMC, the owner of the said Survey no. 59 (P) is Shri Bendkoli. The aforesaid survey no. where the unauthorised dumping was observed is located outside the boundary of the PP's site. The coordinates of the unauthorized stock piles of C&D waste dumps were superimposed on the PT Survey NO. 59 of NMC dated 17/01/2023 and it is observed that the aforesaid 03 no. of stock piles of C&D

waste dumps were located within the Blue flood line of Godavari River. Copy of the extrapolated portion of the said survey no. 59 (P) & its location within the Blue flood line of Godavari River and demarcation of Blue & Red flood line of Godavari River is given at **Annexure-3A**. NMC vide letter no. 52/01/2023, dated 06/02/2023 has issued notice to the land owner of Survey no. 59 (P) i.e. Shri Bendkoli to remove the unauthorized dumping of C&D waste. Copy of notice dated 06/02/2023 issued by NMC to the said land owner is given at **Annexure-7**.



Photograph-7: Unauthorized dumping of C&D waste observed within the Blue flood line of Godavari River i.e. at Survey no. 57, Hissa no. 6.



Photograph-8: Unauthorized dumping of C&D waste observed within the Blue flood line of Godavari River i.e. at Survey no. 57, Hissa no. 6.

4.0 Conclusions

PP has obtained Environmental Clearance (EC) by SEIAA, Maharashtra vide letter No. SIA/MH/MIS/211115/2021, dated 13/10/2021 for construction of a residential project named “HALLMARK” for total plot area of 12,162 sq.m with Total Built Up Area (TBA) of 80,747.53 sq.m (FSI: 57,854.5 sq.m & Non-FSI: 22,893.03 sq.m). The said residential project is situated in Survey no.59/1/1/B + 59/1/2 + 59/1/1/C + 59/1/3/1. PP has applied for Consent to Establish (CTE) to MPCB on 16/03/2022 for construction of the aforesaid residential project. MPCB during their 8th Consent Committee meeting, noticed that the PP has started construction activities without obtaining CTE from MPCB. Accordingly, MPCB vide letter no. BO/JD(WPC)/SCN/TB-2207210010, dated 21/07/2022 issued show-cause notice for refusal of consent and directed the PP to submit the reply. The PP vide letter dated

30/01/2023 submitted reply to MPCB with a request to process & grant CTE. Copy of show-cause notice issued by MPCB to the PP and reply submitted by the PP to MPCB is given at **Annexure-8 & 9**. Further, MPCB during their 30th Consent Committee meeting, decided to grant the CTE with conditional approval by imposing the penal fees of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) and verification report by the Sub-Regional Officer, MPCB-Nashik. Copy of email communication vide dated 14/02/2023 by MPCB to the PP is given at **Annexure-10**. It is gathered from MPCB that the PP is yet to deposit the aforesaid penal fees of Rs. 15,00,000/- and also CTE is yet to be granted. Also, during the joint committee inspection, construction works of Wing-E, D and A, B & C were in progress i.e. up to plinth level was completed for Wing-E & D and up to 1st beam level was completed for Wing-A & B.

[Please refer s. no. i to iii of section 3, as above]

As per the data submitted by PP through NMC, total quantity of excavated soil from the project site is about 32,172 m³ out of which the PP has already refilled about 12,242 m³ for the levelling activities in the Wings-A, B, C, D & E respectively. About 9,597 m³ of excavated soil was stockpiled at different places within the project site and remaining about 10,333 m³ of excavated soil was refilled in the Survey no. 57, Hissa no. 1, 5 & 7 (in the Red flood line of Godavari River), which is reserved for garden reservation area (23,712 sq. m) as per DP report and the same is in possession of NMC.

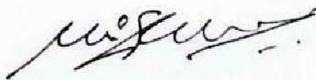
[Please refer s. no. iv of section 3, as above]

Based on the irrigation map of the Godavari River, as submitted by the NMC and based on the PT Survey no. 59 of NMC dated 17/01/2023 as submitted by the NMC for the aforesaid Survey no. 59 of Anandwali Shiwar to Navshya Ganpati Temple followed by physical earmarking of Blue & Red flood line by the NMC around the area under reference i.e. near the bank of Godavari River, it is observed that the project site is not situated in the Blue flood line of Godavari River.

Erstwhile, PP has dumped excavated soil within the Blue flood line of Godavari River. In compliance to the notice issued by the NMC vide letter no. 16/2023, dated 12/01/2023, PP has removed the earlier dumped stockpiles of excavated soil from the Blue flood of Godavari River and refilled in the Survey no. 57, Hissa no. 1, 5 & 7

(in the Red flood line of Godavari River), which is reserved for garden reservation area (23,712 sq. m) as per DP report and the same is in possession of NMC. As per the estimate, about 10,333 m³ of excavated soil from the project site is refilled in the Survey no. 57, Hissa no. 1, 5 & 7 (in the Red flood line of Godavari River), which is reserved for garden reservation area (23,712 sq. m) as per DP report and the same is in possession of NMC. Though the PP has sought permission from NMC to refill the excavated soil in the aforesaid Survey no. 57, Hissa no. 1, 5 & 7, NMC has not yet granted permission for the same.

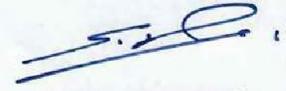
03 no. of stock piles of unauthorized dumping of C&D waste was observed at Survey no. 59 (P). Based on superimposition of the aforesaid area on the PT Survey dated 17/01/2023 as submitted by the NMC for the Survey no. 59 of Anandwali Shiwar to Navshya Ganpati Temple, it was observed that the said area where the C&D waste dumped is located within the Blue flood line of Godavari River. As per the information provided by the NMC, the owner of the said Survey no. 59 (P) is Shri Bendkoli. NMC vide letter no. 52/01/2023, dated 06/02/2023 had issued notice to the aforesaid land owner to remove the unauthorized dumping of C&D waste. The joint committee during inspection, opined that based on the nature of dumped material in the aforesaid Survey no. it was gathered that generation & disposal of such C&D waste doesn't arise from the initial stage of project construction activities, as the present residential project being developed by the PP is a green field project and not a re-development project involves demolition activities. Thereafter, NMC has verified and informed to the joint committee that the land owner of the aforesaid Survey no. has removed the dumped C&D waste from the Blue flood line of Godavari River.



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



(Amar Durgule)
Sub-Regional Officer
MPCB, Nashik



(Sanjay Agrawal),
Executive Engineer – Town
Planning Dept., NMC

Item No. 1

(Pune Bench)

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

(By Video Conferencing)

Original Application No. 115/2022(WZ)
I.A. No. 205/2022(WZ)

Santoshkumar T. Pandey

.....Applicant

Versus

Highland Builders & Developers & Ors.

....Respondent(s)

Date of hearing: 10.01.2023

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

Applicant : Ms. Anima Mishra, Advocate

ORDER

1. From the side of Applicant, learned Counsel Ms. Anima Mishra has appeared.

2. In pursuance to our order dated 02.01.2023, the learned Counsel for the Applicant has placed on record today the Map of Village Anandwali, which is prepared by the Joint Director of Town Planning, Nashik Division, Nashik, where-in our attention is drawn to Survey No. 55 and it is stated that it is in this area relating to the riverbed of Godavari River, where the Respondent No. 1/Highland Builders and Developers & Eternity, which has started development work at Survey No. 59/1/2, 59/1/1/B & 59/1/1/C, Village Anandwali, opposite Rushiraj Habitat, Navshya Ganapati Parisar, near Vrindavan Lawns, Gangapur Road, Nashik and in the process whatever excavation is being done by the said Respondent, the debris is being dumped in the flood plain of Godavari River, which is located in the above-mentioned Survey Number

i.e. Survey No. 57 and in some part of Survey No. 59 between the high flood line and low flood line which is demarcated in the said Map. The said area is a prohibited area. The damage to the floodplain area is resulting in damage to the eco-system. Hence, the prayer is made that Respondent No. 1 should be restrained from landfilling the flood plain area and be directed to restore the said land.

3. From the averments as well as documentary evidence in support there-of, we find that the substantial question relating to environment appears to be made out in this case, therefore, we deem it just and proper to admit this application.

4. Registry is directed to issue Notice to the Respondents, returnable within 04(four) weeks.

5. Applicant is directed to provide copy of the application and relevant documents to the Respondents within a week.

6. Respondents are directed to submit their reply within 04(four) weeks providing copies of the same to the other parties in advance.

7. Applicant is also directed to take necessary steps for service upon the Respondents by both ways and also through available e-mail.

8. Looking to the allegations made in the application, we deem it just and proper constitute a Committee comprising one Member each of:-

- (i) The Central Pollution Control Board (CPCB);
- (ii) The Maharashtra Pollution Control Board (MPCB); and
- (iii) The Nashik Municipal Corporation, Nashik.

9. The Maharashtra Pollution Control Board (MPCB) shall be the nodal agency for co-ordination and logistic support.

10. The Committee is directed to visit the site and submit a factual and action taken report with regard to the violation and if any action taken there-on, within one month.

11. 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.

12. Applicant is directed to supply the required documents and copy of the application to the Members of the Committee within three days from today.

13. A copy of this order be forwarded to the above-mentioned Committee forth-with for compliance.

Put up this matter on 21.02.2023

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

January 10, 2023
Original Application No. 115/2022(WZ)
I.A. No. 205/2022(WZ)
P.Kr

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/211115/2021
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 13-10-2021

To
 M/s. Highland Builders & Developers,
 Survey No. 59/1/2, 59/1/1/B
 & 59/1/1/C, Near Gangapur Road,
 Village - Anandvalli, Tal. Nashik,
 Dist. Nashik.

Subject : Environment Clearance for proposed construction project Hallmark at
 Survey No. 59/1/2, 59/1/1/B & 59/1/1/C, Near Gangapur Road, Village
 - Anandvalli, Tal. Nashik, Dist. Nashik by M/s. Highland Builders &
 Developers

Reference : Application no. SIA/MH/MIS/211115/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 121st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 230th Part A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/211115/2021	
2	Name of Project	"Hallmark"	
3.	Project category	8(a)B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Pankaj Chandwani
		Regd. Office address	Eternity, Opp. Devs Arcade, Parijat Nagar, Nashik - 422005
		Contact number	9890903090
		e-mail	hallmarknasik@gmail.com
6.	Consultant	Goldfinch Engineering System Private Limited Plot No. A-288, Road No. 16 Z, Opp. Agriculture Office Bus-stop, Thane Industrial Area, MIDC (Wagle Estate), Thane (W) – 400604, Maharashtra, India. PH: 91-22-25801529/21/46 Accreditation No : NABET/EIA/1922/RA0145	
7.	Applied for	New Residential Construction Project	

8.	Details of Previous EC		NA				
9.	Location of the Project		Survey No. 59/1/2, 59/1/1/B, 59/1/1/C & 59/1/3/1 Near Gangapur Road, Village - Anandvalli, Tal. Nashik, Dist. Nashik - 422013				
10.	Latitude & Longitude		Latitude- 20° 0'55.93"N, Longitude-73°44'24.47"E				
11.	Total Plot area (m2)		12162.00 Sq.mt.				
12.	Deduction (m2)		1500.07 Sq.mt.				
13.	Net Plot area (m2)		10661.93 Sq.mt.				
14.	Proposed FSI Area (m2)		57854.50 Sq.mt.				
15.	Proposed Non-FSI Area (m2)		22893.03 Sq.mt.				
16.	Proposed TBUA (m2)		80747.53 Sq.mt.				
17.	TBUA (m2) approved by Planning authority till date 28.08.2020.		Approved FSI area (sq. m.): - In process Approved Non FSI area (sq. m.): - In process Sanction B.P. no:- In process Date of Approval:- In process .				
18.	Ground coverage (m2) & %		2012.30Sq.Mt.&16.54% 6750.76 Sq.Mt.& 55.51 % 9027.24 Sq.Mt.& 74.22 %				
19.	Total Project Cost (Rs.)		150.00Cr				
20.	CER as per MoEF & CC Circular dated 01/05/2018		Activity	Location	Cost (Rs.)	Duration	
			Avenue plantation	Gangapur Road, Anandvalli, Nashik	11.50 Lac	3 Years	
			Renewable Energy generation	Gangapur Road, Anandvalli, Nashik.	18.00 Lac	5 Years	
			Provide Ambulance Van	Health department	45.00 Lac	3 Years	
			Electric Cremation Furnace	Nashik Municipal corporation	128.00 Lac	5 Years	
			Sanitations	Anandvalli Areas	22.50 Lac	5 Years	
21.	Details of Building Configuration :					Reason for Modification/change New project	
	Previous EC / Existing Building			Proposed Configuration			
	Buildi ng Name	Configu ration	Height (m)	Building Name	Configur ation		Height (m)
				Wing A	LG+ST+ PO+34		122.40
				Wing B	LG+ST+ PO+34		122.40
				Wing C	LG+ST+ PO+34		122.40
			Wing D	LG+ST+ PO+34	122.40		

				Wing E	LG+ST+ PO+34	122.40	
				Wing F	LG+ST+ PO+09	30.45	
22.	Total Number of tenements		Tenement : Residential - 201 Nos. , Population -1005Nos				
23.	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh water	90.45	Fresh water	90.45		
		Recycled	15.00	Recycled	0.00		
		Flushing	0.0	Flushing	0.00		
		Gardening	45.23	Gardening	45.23		
		Total	150.68	Total	135.68		
		Waste water generated	122.11	Waste water generated	122.11		
24.	Water Storage Capacity for Firefighting/UGT (m3)		Firefighting - Underground water tank (CMD): 1000.00 CMD Firefighting - Overhead water tank (CMD): 10.00 CMD for each building				
25.	Source of water		Nashik Municipal Corporation				
26.	Rain water Harvesting (RWH)	Level of ground water table			Post monsoon : 6 to 8 meter Pre monsoon : 7.5 to 12 meter		
		Size and no of RWH tanks (s) and quantity			NA		
		Quantity and size of recharge pits			09Nos.		
		Details of UG tanks if any			Domestic Capacity (CMD): 136.0 CMD. Flushing UG Tank Capacity (CMD):68.00 CMD. Fire Fighting Capacity (CMD.): 450 CMD.		
27.	Sewage and waste water		Sewage generation in CMD			122.11	
			STP Technology			MBBR	
			Capacity of STP			130KLD	
28.	Solid waste management during construction phase		Type	Quantity (Kg/day)	Treatment / Disposal		
			Dry waste	NA	NA		
			Wet waste	NA	NA		
			Construction waste	Excavation: 26685 cum	Top Soil: 8005cum - Using for Gardening , Filling in Plinth:18679cum - Will be disposed on site		
29.	Solid waste management during operation phase		Type	Quantity (Kg/day)	Treatment / Disposal		
			Dry waste	201 kg/day	Dry waste will be		

				sent for recycling to Authorized Agency
		Wet waste	301.5 kg/day	Wet waste will be converting to compost by using OWC
		Hazardous waste	NA	NA
		Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.
		E-waste	1.4kg/day	Handed over to Authorized Vendor
		STP Sludge	9.9kg/day	STP sludge sent to SWM site for converting in to compost
30.	Green Belt Development	Total RG area (m2)	1068 sq.mt.	
		Existing Trees on plot	14 Nos.	
		Numbers of trees to be planted	129 Nos.	
		Number of trees to be cut	0	
		Number of trees to be transplanted	4 Nos	
31.	Power Requirement	Source of power supply	MSEDCL	
		During construction phase (Demand load)	33KW	
		During Operation phase (Connected load)	2954KW	
		During Operation phase (Demand load)	1411 KW	
		Transformer	630 X 2Nos & 315 X 1Nos	
		DG set	400 KVA - 1No	
		Fuel used	HSD	
32.	Details of energy saving:	<p>1. Timers and contactors will be used to switch on / off common are & external landscape and facade lighting.</p> <p>2. Light Emitting Diode (LED) will be used for corridors ,Lobbies and common areas.</p> <p>3. All fluorescent light fixtures are specified to incorporate electronic chokes which have less watt-loss compared to electro-magnetic chokes and result in superior operating power factor. This indirectly saves energy. Electronic chokes also improves life of the fluorescent lamps.</p> <p>4. Energy efficient cfl/t5/led lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. Of fixtures and corresponding</p>		

		lower point wiring costs. LPD of 7.5 W/sq.mtr. in Residential areas & 10.8 W/sq.mtr. in Office areas is proposed. 5. All cables will be derated to avoid heating during use. This also indirectly reduces losses and improves reliability. To achieve the same we have considered current carrying capacity of all the cables laid through ground/air whichever is minimum.			
33.	Environmental management plan budget during construction phase	Type	Details		Cost (Rs. lakhs)
		Capital	NA		NA
		O&M	Water, Site Sanitation, Health Check Up & Safety, Environmental Monitoring		2.1 Lac
34	Environmental management plan budget during operation phase	Component	Details	Capital (Rs. Lakhs)	O&M (Rs. Lakhs/yr)
		Internal Storm water line	Storm water	8.36 lakhs	0.41lakh s/yr.
		Sewage Treatment	MBBR	45.63 lakhs	8.66 lakhs/yr.
		Water treatment	NA	NA	NA
		RWH	Rainwater Harvesting	18.00 lakhs	0.72 lakhs/yr.
		Swimming Pool	Swimming Pool	NA	NA
		Solid Waste	Municipal Solid waste	11.50lakhs	3.14lakhs /yr.
		Hazardous waste	NA	NA	NA
		E-waste	NA	NA	NA
		Green belt development	Landscaping	17.00 lakhs	2.00lakh s/yr
		Energy saving	Energy Savings	62.30Lakhs	10.53Lakhs/yr
		Environmental Monitoring	Air, water, Noise, Soil	----	0.125 Lakhs/yr
		Disaster Management	Lightning arrestor		1.40 Lakhs/yr
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per parking
		4-Wheelers	329	344	12.50
		2-Wheelers	553	570	2.00
		Bicycles	-	-	-
36.	Details of Court	NA			

	cases/litigation w.r.t. the project and project location	
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3. The proposal has been considered by SEIAA in its 230th Part A meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the Water NoC, Fire NoC.
2. PP to submit the photographs of existing sewer & storm water along with drawing of drainage & storm water drains.
3. PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
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- 57854.50 m², Non-FSI- 22893.03 m², Total BUA-80747.53 m². (Plan approval-A1/BP/IOD/312/2021, dated-30.09.2021)

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 of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete,

- curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
 - VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
 - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - X. The Energy Conservation Building code shall be strictly adhered to.
 - XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 - XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 - XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
 - XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
 - XVI. 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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

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

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patanjali-Mhaskar
(Member Secretary, SEIAA)
13/10/2021

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, Nashik .
6. Commissioner, Nashik Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Nashik.

STAMP OF APPROVAL 01/2

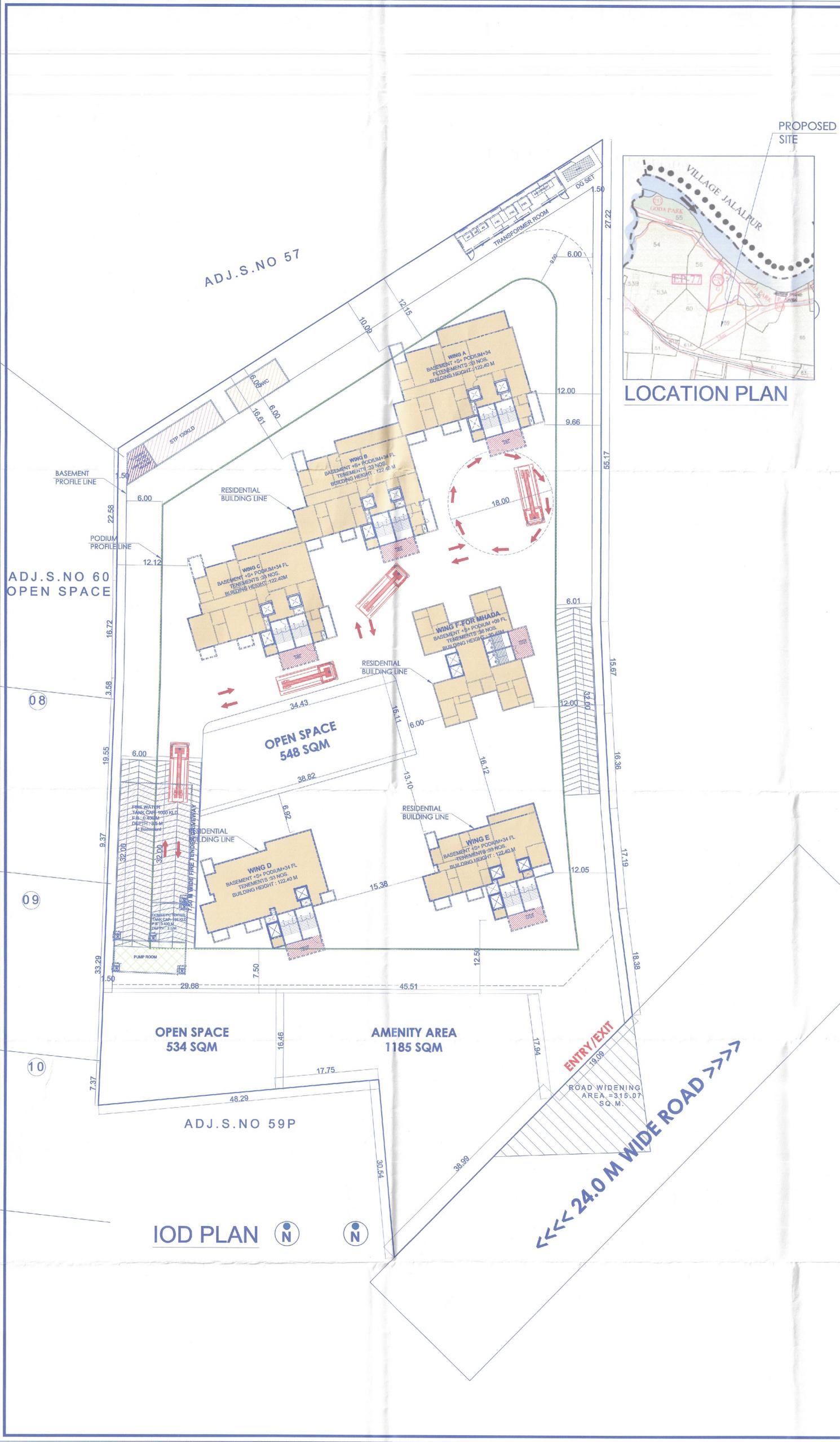
IOD PLAN OF PROPOSED RESIDENTIAL BUILDING IN S. NO.59/1/1/ B+59/1/2 +59/1/1/C+59/1/3/1 AT ANANDWALI , NASHIK.

APPROVED
 The Plans amended in
 As per the conditions mentioned in the accompanying commencement certificate No. dated
 31/09/2021 / 31/21/2021 dated 30/09/2021

 Assistant Director of Town Planning
 Nashik Municipal Corporation
 Nashik



LOCATION PLAN



PROFORMA - A

AREA STATEMENT	IN SQ. MT.
1. Area of plot	12162.00
Minimum dimensions to be considered (Along with pro-data)	
a) As per ownership document (7/12, CTS extract)	12162.00
b) as per measurement sheet	12162.00
c) as per site	12321.91
2. Deductions for	
a) Proposed D.P./D.P. Road widening Area	315.07
b) Colony road	0.00
(Total a+b)	
3. Balance Area of Plot (1-2)	11846.93
4. Amenity Space - (If applicable)	
(a) Required	1184.69
(b) Adjustment of 2(b), if any-	1185.00
(c) Balance proposed	0.00
5. Net Plot Area [3-4(c)]	10661.93
6. Recreational Open space (If applicable)	
(a) Required	1066.19
(b) Proposed	1066.00
(c) Proposed	0.00
7. Internal Road area	
8. Plottable area (If applicable)	NA
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.1)	11728.12
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD zone (Sr.No.1 X 0.5)	
(b) Proposed FSI on payment of premium	6081.00
11. In situ FSI / TDR loading	
(a) In situ area against D. P. road [2.00 X Sr. No. 2(a)], if any	630.14
(b) In situ area Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4(b) and / or (c)]	2370.00
(c) TDR area PER	13835.00
(d) Total in situ/TDR loading proposed [11(a)+(b)+(c)]	16835.14
12. Addition FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	
a) [9+10(b)+11(d)] or 12 whichever is applicable.	34644.26
b) Ancillary Area FSI upto 60% or 80% with payment of charges	20786.10
(c) Total entitlement (a+b)	55430.36
14. Maximum utilization limit of F.S.I. (building potential) permissible as per road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.6(3.0)	0.00
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
a) Existing Built-up Area.	0.00
b) Proposed Built-up Area (as per 'P-Line')	55429.61
c) Total (a+b)	55429.61
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	0.99
17. Area for inclusive Housing, if any	
a) Required (20% of Sr.No.9) 4996.88 X 20%	2345.62
b) Proposed	2424.94

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. CITY SURVEYED RECORDS.

Sign of Architect/Engineer/Supervisor

OWNER'S DECLARATION

I/We understand hereby conform that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute person so as to ensure the quality and safety as the work site.

Sign of Owner

LEGEND

PLOT BOUNDARY SHOWN BLACK	=====
PROPOSED WORK SHOWN RED	=====
DRAINAGE LINE SHOWN RED DOTTED	-----
WATERLINE SHOWN BLACK DOTTED	-----
EXISTING TO BE RETAINED BLACK	=====
DEMOLITION SHOWN HATCHED YELLOW	=====

IOD PLAN OF PROPOSED RESIDENTIAL BUILDING IN S. NO.59/1/1/ B+59/1/2 +59/1/1/C+59/1/3/1 AT ANANDWALI , NASHIK.

FOR :-
 HIGHLAND BUILDERS AND DEVELOPERS PARTNERSHIP FIRM THRO. PARTNERS SHRI. PANKAJ CHANDWANI AND OTHERS.

SIGNATURE OF ARCHITECT SIGNATURE OF STRUCTURAL ENG. SIGNATURE OF OWNER

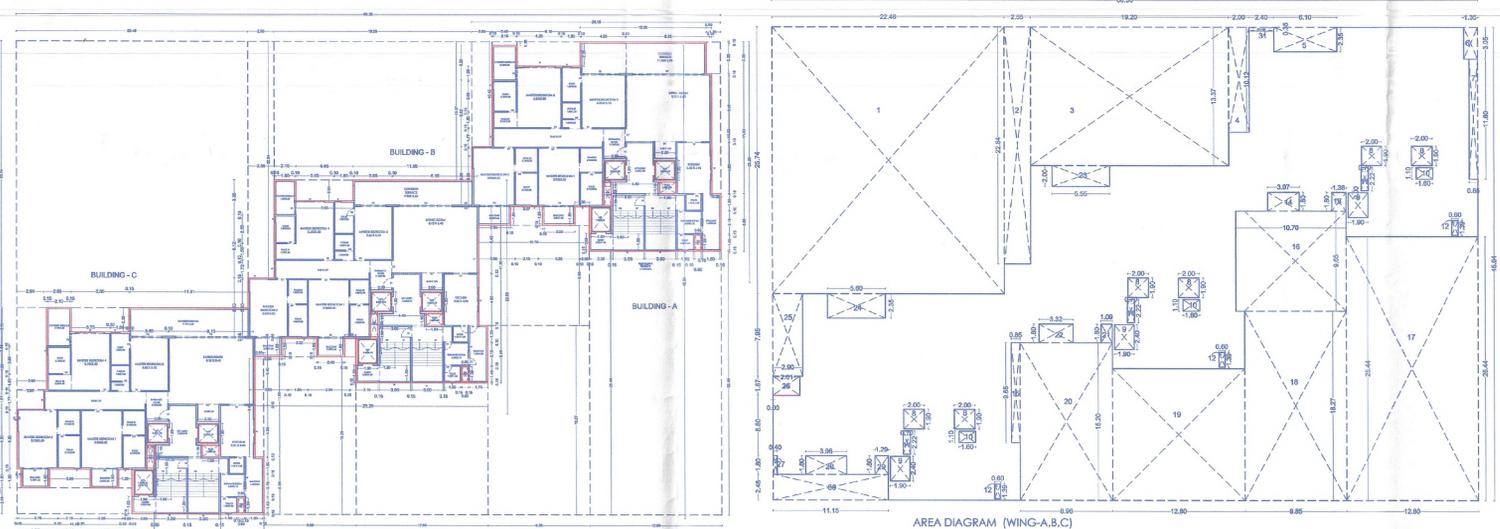
ARCHITECT
SUMIT & BANSRI KUMATH

Gauri Bungalow, SSA-4,
 Ashwin Nagar, Nashik-422009.
 Ph-0253 2394485
 Email- sumitkumath@gmail.com
 WEB: sumitkumath.com

STAMP OF APPROVAL 02/02

IOD PLAN OF PROPOSED RESIDENTIAL BUILDING IN S. NO.59/1/1/B+59/1/2 +59/1/1/C+59/1/3/1 AT ANANDWALI , NASHIK.

APPROVED
 As per the conditions mentioned in the accompanying commencement certificate No. A118p/Jod/312/2021 dated 30/09/2021
 Assistant Director of Town Planning
 Nashik Municipal Corporation
 Nashik



1ST TO 33RD TYPICAL FLOOR PLAN (WING-A,B,C)

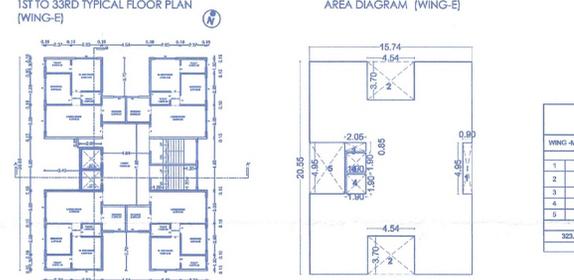
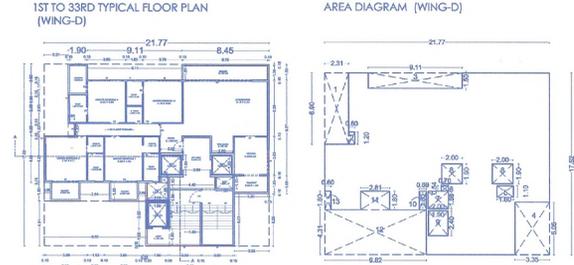
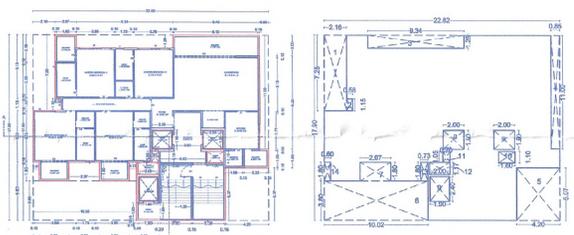
AREA CALC. FOR WING-A,B,C TYPICAL 1ST TO 33RD FLOOR (IN SQ.M)

NO.	WING	AREA	FSI	NON-FSI
1	22.48	22.74	1	59.12
2	2.55	22.84	1	59.14
3	22.85	21.37	1	56.78
4	2.00	10.12	1	30.24
5	4.10	21.26	1	52.54
6	1.36	11.06	1	41.2
7	0.85	11.80	1	3.88
8	2.00	11.30	1	13.98
9	1.80	11.40	1	13.98
10	0.70	11.22	1	1.48
11	0.60	11.20	1	1.50
12	1.38	11.80	1	1.28
13	0.25	11.25	1	1.22
14	0.25	11.25	1	1.22
15	13.70	11.80	1	13.88
16	11.20	11.80	1	13.88
17	0.80	11.22	1	1.48
18	0.80	11.22	1	1.48
19	11.20	11.20	1	11.78
20	0.80	11.20	1	1.48
21	11.20	11.20	1	11.78
22	3.57	11.30	1	1.80
23	1.20	11.20	1	1.48
24	0.80	11.20	1	1.48
25	0.80	11.20	1	1.48
26	2.21	11.27	1	1.48
27	1.20	11.20	1	1.48
28	3.38	11.80	1	1.72
29	1.20	11.20	1	1.48
30	11.15	11.24	1	11.72
31	1.20	11.20	1	1.48
32	1.20	11.20	1	1.48
33	11.15	11.24	1	11.72
34	2.20	11.20	1	1.48
35	11.15	11.24	1	11.72
36	11.15	11.24	1	11.72
37	11.15	11.24	1	11.72
38	11.15	11.24	1	11.72
39	11.15	11.24	1	11.72
40	11.15	11.24	1	11.72
41	11.15	11.24	1	11.72
42	11.15	11.24	1	11.72
43	11.15	11.24	1	11.72
44	11.15	11.24	1	11.72
45	11.15	11.24	1	11.72
46	11.15	11.24	1	11.72
47	11.15	11.24	1	11.72
48	11.15	11.24	1	11.72
49	11.15	11.24	1	11.72
50	11.15	11.24	1	11.72
51	11.15	11.24	1	11.72
52	11.15	11.24	1	11.72
53	11.15	11.24	1	11.72
54	11.15	11.24	1	11.72
55	11.15	11.24	1	11.72
56	11.15	11.24	1	11.72
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60	11.15	11.24	1	11.72
61	11.15	11.24	1	11.72
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63	11.15	11.24	1	11.72
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65	11.15	11.24	1	11.72
66	11.15	11.24	1	11.72
67	11.15	11.24	1	11.72
68	11.15	11.24	1	11.72
69	11.15	11.24	1	11.72
70	11.15	11.24	1	11.72
71	11.15	11.24	1	11.72
72	11.15	11.24	1	11.72
73	11.15	11.24	1	11.72
74	11.15	11.24	1	11.72
75	11.15	11.24	1	11.72
76	11.15	11.24	1	11.72
77	11.15	11.24	1	11.72
78	11.15	11.24	1	11.72
79	11.15	11.24	1	11.72
80	11.15	11.24	1	11.72
81	11.15	11.24	1	11.72
82	11.15	11.24	1	11.72
83	11.15	11.24	1	11.72
84	11.15	11.24	1	11.72
85	11.15	11.24	1	11.72
86	11.15	11.24	1	11.72
87	11.15	11.24	1	11.72
88	11.15	11.24	1	11.72
89	11.15	11.24	1	11.72
90	11.15	11.24	1	11.72
91	11.15	11.24	1	11.72
92	11.15	11.24	1	11.72
93	11.15	11.24	1	11.72
94	11.15	11.24	1	11.72
95	11.15	11.24	1	11.72
96	11.15	11.24	1	11.72
97	11.15	11.24	1	11.72
98	11.15	11.24	1	11.72
99	11.15	11.24	1	11.72
100	11.15	11.24	1	11.72
TOTAL	3119.55	11720.41	1	1385.1

AREA DIAGRAM (WING-A,B,C)

BUILDING NO.	BUILDING TYPE	FLOOR NAME	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	FSI	ANCILLARY FSI
A,B,C	RESIDENTIAL	LOWER GROUND	54.99	34.35	20.61
A,B,C	RESIDENTIAL	GROUND	197.55	123.47	74.08
A,B,C	RESIDENTIAL	PODIUM	150.65	94.16	56.49
A,B,C	RESIDENTIAL	1ST	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	2ND	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	3RD	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	4TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	5TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	6TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	7TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	8TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	9TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	10TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	11TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	12TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	13TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	14TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	15TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	16TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	17TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	18TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	19TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	20TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	21TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	22TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	23TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	24TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	25TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	26TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	27TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	28TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	29TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	30TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	31TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	32TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	33TH	1108.54	691.89	414.95
A,B,C	RESIDENTIAL	34TH	0.00	0.00	0.00
TOTAL			38918.98	23074.36	13844.62

BUILDING NO.	BUILDING TYPE	FLOOR NAME	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	FSI	ANCILLARY FSI
D	RESIDENTIAL	LOWER GROUND	18.32	11.45	6.67
D	RESIDENTIAL	GROUND	65.66	41.05	24.63
D	RESIDENTIAL	PODIUM	35.79	22.37	13.42
D	RESIDENTIAL	1ST	296.86	179.29	107.57
D	RESIDENTIAL	2ND	296.86	179.29	107.57
D	RESIDENTIAL	3RD	296.86	179.29	107.57
D	RESIDENTIAL	4TH	296.86	179.29	107.57
D	RESIDENTIAL	5TH	296.86	179.29	107.57
D	RESIDENTIAL	6TH	296.86	179.29	107.57
D	RESIDENTIAL	7TH	296.86	179.29	107.57
D	RESIDENTIAL	8TH	296.86	179.29	107.57
D	RESIDENTIAL	9TH	296.86	179.29	107.57
D	RESIDENTIAL	10TH	296.86	179.29	107.57
D	RESIDENTIAL	11TH	296.86	179.29	107.57
D	RESIDENTIAL	12TH	296.86	179.29	107.57
D	RESIDENTIAL	13TH	296.86	179.29	107.57
D	RESIDENTIAL	14TH	296.86	179.29	107.57
D	RESIDENTIAL	15TH	296.86	179.29	107.57
D	RESIDENTIAL	16TH	296.86	179.29	107.57
D	RESIDENTIAL	17TH	296.86	179.29	107.57
D	RESIDENTIAL	18TH	296.86	179.29	107.57
D	RESIDENTIAL	19TH	296.86	179.29	107.57
D	RESIDENTIAL	20TH	296.86	179.29	107.57
D	RESIDENTIAL	21TH	296.86	179.29	107.57
D	RESIDENTIAL	22TH	296.86	179.29	107.57
D	RESIDENTIAL	23TH	296.86	179.29	107.57
D	RESIDENTIAL	24TH	296.86	179.29	107.57
D	RESIDENTIAL	25TH	296.86	179.29	107.57
D	RESIDENTIAL	26TH	296.86	179.29	107.57
D	RESIDENTIAL	27TH	296.86	179.29	107.57
D	RESIDENTIAL	28TH	296.86	179.29	107.57
D	RESIDENTIAL	29TH	296.86	179.29	107.57
D	RESIDENTIAL	30TH	296.86	179.29	107.57
D	RESIDENTIAL	31TH	296.86	179.29	107.57
D	RESIDENTIAL	32TH	296.86	179.29	107.57
D	RESIDENTIAL	33TH	296.86	179.29	107.57
D	RESIDENTIAL	34TH	0.00	0.00	0.00
TOTAL			9596.17	5991.36	3594.81



BUILDING NO.	FLOOR NAME	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
RESIDENTIAL WING-F	LOWER GROUND	12.88
RESIDENTIAL WING-F	GROUND	51.09
RESIDENTIAL WING-F	PODIUM	34.67
RESIDENTIAL WING-F	1ST	259.61
RESIDENTIAL WING-F	2ND	259.61
RESIDENTIAL WING-F	3RD	259.61
RESIDENTIAL WING-F	4TH	259.61
RESIDENTIAL WING-F	5TH	259.61
RESIDENTIAL WING-F	6TH	259.61
RESIDENTIAL WING-F	7TH	259.61
RESIDENTIAL WING-F	8TH	259.61
RESIDENTIAL WING-F	9TH	259.61
TOTAL		2424.94

BUILDING NO.	BUILDING TYPE	FLOOR NAME	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	FSI	ANCILLARY FSI
E	RESIDENTIAL	LOWER GROUND	18.31	11.44	6.67
E	RESIDENTIAL	GROUND	65.66	41.05	24.63
E	RESIDENTIAL	PODIUM	35.79	22.37	13.42
E	RESIDENTIAL	1ST	296.81	179.29	107.57
E	RESIDENTIAL	2ND	296.81	179.29	107.57
E	RESIDENTIAL	3RD	296.81	179.29	107.57
E	RESIDENTIAL	4TH	296.81	179.29	107.57
E	RESIDENTIAL	5TH	296.81	179.29	107.57
E	RESIDENTIAL	6TH	296.81	179.29	107.57
E	RESIDENTIAL	7TH	296.81	179.29	107.57
E	RESIDENTIAL	8TH	296.81	179.29	107.57
E	RESIDENTIAL	9TH	296.81	179.29	107.57
E	RESIDENTIAL	10TH	296.81	179.29	107.57
E	RESIDENTIAL	11TH	296.81	179.29	107.57
E	RESIDENTIAL	12TH	296.81	179.29	107.57
E	RESIDENTIAL	13TH	296.81	179.29	107.57
E	RESIDENTIAL	14TH	296.81	179.29	107.57
E	RESIDENTIAL	15TH	296.81	179.29	107.57
E	RESIDENTIAL	16TH	296.81	179.29	107.57
E	RESIDENTIAL	17TH	296.81	179.29	107.57
E	RESIDENTIAL	18TH	296.81	179.29	107.57
E	RESIDENTIAL	19TH	296.81	179.29	107.57
E	RESIDENTIAL	20TH	296.81	179.29	107.57



NASHIK MUNICIPAL CORPORATION

NO:LND/BP/A1/BP/588/2022

DATE :- 31/03/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To, **Highland Builders & Developers Partnership Firm Through Partners
Shri. Pankaj Ashok Chandwani & Others.**

C/o. Ar. Sumit Kumath & Stru.Engg. Anand Kulkarni Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. ----- of S. No./G. No. 59/1/1/B +59/1/2+59/1/1/C+59/1/3/1 of Anandwalli Shiwar, Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:- 25/03/2021 Inward No. A1/BP/489.
2) Previous Approved building permission No. LND/BP/A1/BP/106 Dt:25/11/2020.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 61)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturby natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers

- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
- 15) Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) whearever necessary Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pra.kra.217/2017/UD-9 Dated-7/8/2015 for all building following condition shall apply.
 - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
 - a] Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b] Survey Number'/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c] Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d] F.S.I. permitted.
 - e] Number of Residential/Commercial flats with their areas.
 - f] Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
- 22) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahpra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Whearever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, In case of buildings identified in Regulation no.2.2.8 the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

C. C. For Plot No. ----- of S. No./G. No. 59/1/1/B +59/1/2+59/1/1/C+59/1/3/1 of Anandwalli Shiwar, Nashik.

- 32) As per solid waste management Rule – 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net & ,in addition,necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR Is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of **N. A. order Residential No. 300, 461 & 66/2021 Dt:11/10/2018, 12/12/2018 & 08/04/2021** submitted with the application.

Charges Recovery

- 35) **Rs.15,45,247/-** is paid for development charges w.r.to the proposed Construction vide **R.No./B.No. 64/748 Dt:11/11/2020.**

A) As per Hon. Commissioner's order No. जा.क्र.ननिवि/वशि/१७/२०२० दि.२४/०९/२०२० The applicant has requested to get benefit of installments for development charges.

The Applicant has paid 1st installment of development charges 30% **Rs.15,45,247/-** vide/ **R.No./B.No. 64/748 Dt:11/11/2020** which is 30% of total development charges

Rs.51,50,823/- Remaining Amount of IInd Instalment of 40% **Rs.20,60,400+2,88,446/-(Interest 8%)+30,954/-(Interest 18%)** vide/ **R.No./B.No.14/0788 Dt:16/12/2021** at the time of Plinth Completion or after one year.

IIIrd installments of **Rs.15,45,247/-** which is 30% of total development charges along with applicable interest rate of 8% at the time of Completion or within 3 year shall be paid along with the intrest of @ 8% per annum as per section 124 (E) of MRTP Act.

If applicant fails to pay IIIrd installment within specified time, then the recovery of the the installment will be made at the rate of 18% per annum interest as per the section 124 E (3) of M.R.T.P. Act and C.C. issued will be treated as cancelled.

B) As per the order of Hon. Commissioner bearing **No. Nanivi/vashi/20/2021 Dated:12/07/2021**, applicant has requested to get benefit of installment for development Charges, Amount of Total Development Charges is **Rs.1,46,52,908/-** Ist installment of (1) 1st installment **Rs.36,63,227/-** paid Vide **R.No./B.No. 87/500 Date:31/12/2021** which is **25% of total** Development Charges.

(2) 2nd installment **Rs.51,28,518/-** which is 35% of total & development charges applicable interest rate of 8.5% per annum should be paid within two years

(3) 3rd installment of **Rs.58,61,163/-** which is 40% of total development charges applicable interest rate 8.5% per annum should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E (3) of M. R. T. P. Act. is applicable.

- 36) Charges for "Premium FSI" is paid **Rs.2,74,560/-** vide **R.No./B.No. 88/8733 Date:11/11/2020.**

As per Hon. Commissioner's order No. जा.क्र.ननिवि/वशि/१७/२०२० दि.२४/०९/२०२० The applicant has requested to get benefit of installments for Premium Paid F.S.I.

The Applicant has paid 1st installment of Premium Paid F.S.I. 30% **Rs.2,74,560/-** vide/ **R.No./B.No. 88/8733 Dt:11/11/2020** which is 30% of total Premium Paid F.S.I. **Rs.9,15,200/-** Remaining Amount of IInd Instalment of 40% **Rs.3,66,100+51,300/-(Interest 8%)+5500/-(Interest 18%)** vide/ **R.No./B.No. 34/478 Dt:16/12/2021** at the time of Plinth Completion or after one year.

IIIrd installments of **Rs.2,74,560/-** which is 30% of total Premium Paid F.S.I. along with applicable interest rate of 8% at the time of Completion or within 3 year shall be paid along with the intrest of @ 8% per annum as per section 124 (E) of MRTP Act.

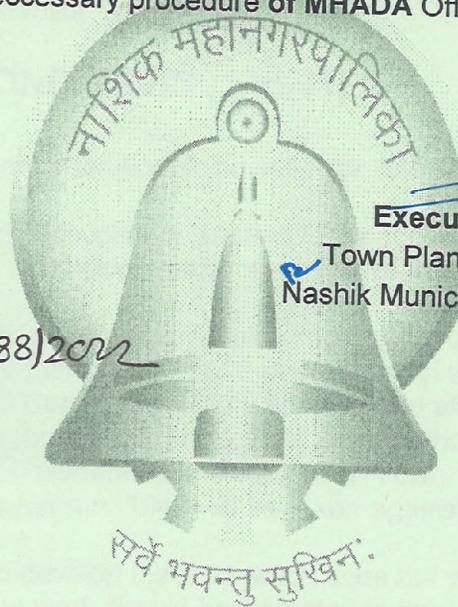
If applicant fails to pay IIIrd installment within specified time, then the recovery of the the installment will be made at the rate of 18% per annum interest as per the section 124 E (3) of M.R.T.P. Act and C.C. issued will be treated as cancelled.

- 37) This permission given on the basis of Enviornement Clearance Certificate No. SIA/MH/MIS/211115/2021, Dt.01/10/2021 from Enviornement Depot. Mantralaya, Mumbai.
- 38) **Rs.11,19,600/-** is paid for development charges w.r.to the proposed land development.Vide **R.No./B.No. 05/749 Date : 11/11/2020.**

- 39) Drainage Connection Charges Rs.1,01,000+69,000/- is paid vide R.No./B.No. 26/8812 & 87/500 Date:11/11/2020 & 31/12/2021.
- 40) A) Welfare Cess charges Rs.35,85,150/- is paid Vide R.No./B.No. 26/8812 Date:11/11/2020.
 B) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated:12/07/2021, applicant has requested to get benefit of installment for Welfare Cess Charges, Amount of Total Welfare Cess Charges is Rs.99,60,685/- 1st installment of
 (1) 1st installment Rs.24,90,171/- paid R.No./B.No. 87/500 Date:31/12/2021 which is 25% of total Welfare Cess Charges.
 (2) 2nd installment Rs.24,90,171/- which is 25% of total & Welfare Cess charges should be paid within two years.
 (3) 3rd installment Rs.24,90,171/- which is 25% of total & Welfare Cess charges should be paid within three years.
 (4) 4th installment of Rs.24,90,171/- which is 25% of total Welfare Cess charges should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E (3) of M. R. T. P. Act. is applicable.
- 41) Rs.53,350/-vide R.No./B.No. 60/3054 Date:11/11/2020 against Treeplantation deposit.
- 42) Infrastructure Improvement Charges Rs.Nil /- is paid vide R.No./B.No.- Date
- 43) Scrutiny Charges Rs.2,69,002/- is paid vide R.No./B.No. 87/500 Date:31/12/2021.
- 44) Amalgamation Charges Rs.Nil/- is paid vide R.No./B.No. ---- Date:----
- 45) As per Gov. directives 50% Charges for "Premium FSI & Ancillary Permium " is paid Rs.74,19,750/- vide R.No./B.No. 87/486 Date:30/12/2021 & Remaning amout shall be paid within perod or prior to completion with 8.5% intrest per year UDCPR clause no. 2.2.14
- 46) This permission is given on the basis of conditions mentioned in notification of ministry of environment,forest & climate change, New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following stricly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.Nil/- is paid vide R.No./B.No. ----- Date: -----
- Additional Conditions**
- 47) NMC Tax for Vacant plot shall be paid before Completion.
- 48) Total TDR Loaded 931.10 Sq.mt. which is utilised from DRC No: 972 Dt:10/06/2021 vide formula $931.10 \times 17800 / 14300 = 1159.00$ Sq.mt. TDR area utilized from the same.
 and
 Total TDR Loaded 2793.32 Sq.mt. which is utilised from DRC No: 973 Dt:10/06/2021 vide formula $2793.32 \times 17800 / 14300 = 3477.00$ Sq.mt. TDR area utilized from the same.
 and
 Total TDR Loaded 4316.92 Sq.mt. which is utilised from DRC No: 969 Dt:10/06/2021 vide formula $4316.92 \times 17800 / 14300 = 5373.50$ Sq.mt. TDR area utilized from the same.
 and
 Total TDR Loaded 4579.21 Sq.mt. which is utilised from DRC No: 970 Dt:10/06/2021 vide formula $4579.21 \times 17800 / 14300 = 5700.00$ Sq.mt. TDR area utilized from the same.
 and
 Total TDR Loaded 1365.73 Sq.mt. which is utilised from DRC No: 974 Dt:10/06/2021 vide formula $1365.73 \times 17800 / 14300 = 1700.00$ Sq.mt. TDR area utilized from the same.
- 49) Previously approved building permission vide C.C. No. LND/BP/A1/BP/106 Dt:25/11/2020 is hereby as cancelled.
- 50) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/II/Resi-24/2022 Dt:22/01/2022 & conditions their in strictly followed.
- 51) Parking area should be paved & kept open for parking purpose only.
- 52) Installation of Solar assisted water heating system as per UDCPR Clause No.13.2
- 53) Provision for solid waste management system as per UDCPR Clause No. 13.5 before Occupancy Certificate.

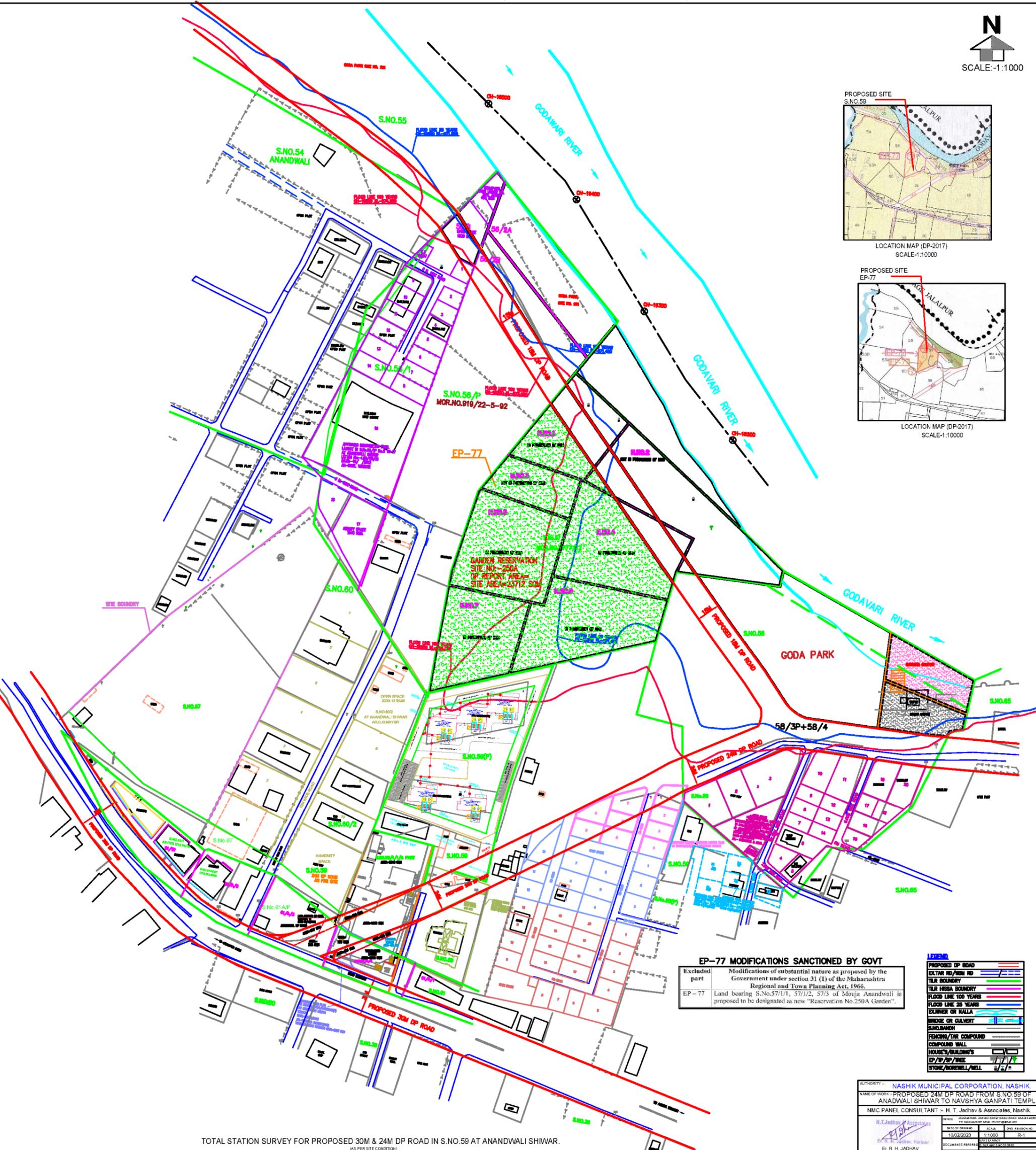
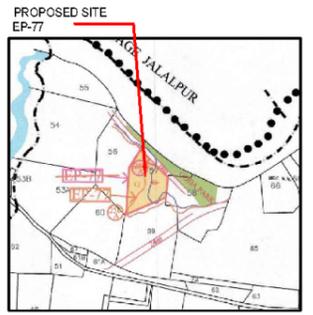
C. C. For Plot No. ----- of S. No./G. No. 59/1/1/B +59/1/2+59/1/1/C+59/1/3/1 of Anandwalli Shiwar, Nashik.

- 54) This permission is given as per the Government directives u/s – 154 of MRTTP act vide GR. No. TPS- 1820/anau.27/P. No. 80/20/ud13 Date:14/01/2021.
- Affidavit regarding above submitted by applicant vide **date:07/04/2022**.
 - The stamp duty concession shall be continued till entire sell of tenements.
 - The Applicant/ Developer shall publish the list of beneficiary consumers online on the requisite website.
 - The Applicant shall submit list of beneficiary consumers in detail along with beneficiary consumers certificate.
 - Copy of this commencement Certificate is submitted to stamp Registration office.
- 55) Affidavit regarding compliance condition no. 56 at the time Occupancy Certificate.
- 56) This permission is given on the basis of Hon. Commissioners approval **Dt:23/12/2021**.
- 57) As per the Hon. Commissioners, Order **No. 857/2021 Dt:20/12/2021** provision for electric vehicle charging Station/ point to be provided in parking area.
- 58) Provision of mechanical light & ventilation should be made wherever required.
- 59) Structural Stability Certificate showing safe against natural disaster, earthquake etc.
- 60) Facilities for diferentially able persons shall be made as per provision UDCPR Clause no.13.1
- 61) Occupancy Certificate of building at S. No./G. No. 59/1/1/B +59/1/2+59/1/1/C+59/1/3/1 of Anandwalli will be given after completion of building permission **No. LND/BP/B1/BP/578/2022 Dt:31/03/2022** at S.No.81/A/1/2 of pimpalgaon Bahula Shiwar & completion of neccessary procedure of **MHADA** Office.



Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / A1(BP)588/2022
Nashik, Dt 31/03/2022
Copy to : Divisional Officer



EP-77 MODIFICATIONS SANCTIONED BY GOVT

Excluded part	Modifications of substantial nature as proposed by the Government under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.
EP-77	Land bearing S.No.57/1/1, 57/1/2, 57/3 of Mouja Anandwali is proposed to be designated as new "Reservation No.250A Garden".

LEGEND

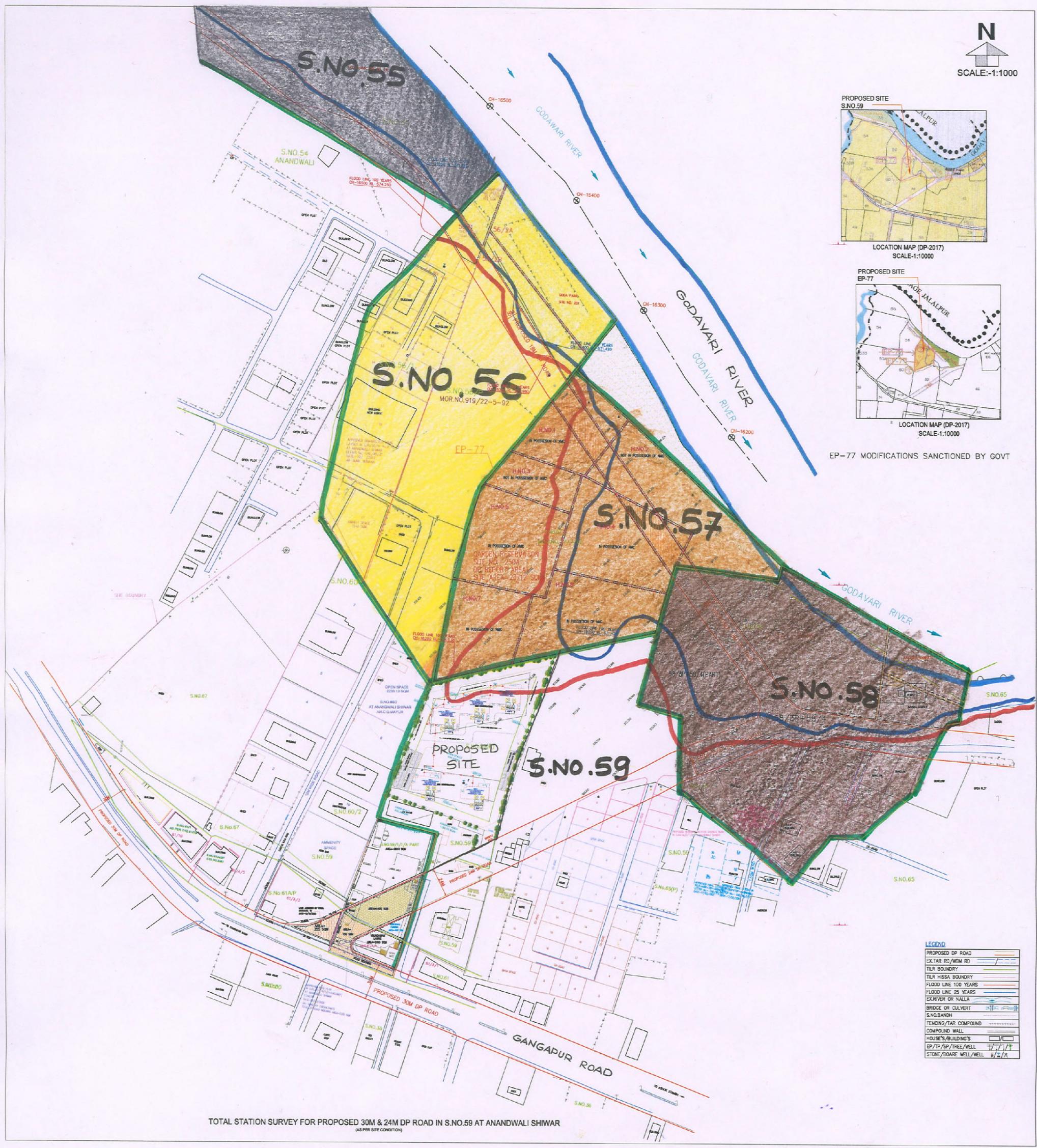
PROPOSED DP ROAD	---
EXTR RD/MAIN RD	---
TLR BOUNDARY	---
TLR HISSA BOUNDARY	---
FLOOD LINE 100 YEARS	---
FLOOD LINE 25 YEARS	---
EXHIBER OR RALLA	---
BRIDGE OR CULVERT	---
S.NO.BANDH	---
FENCING/TWR COMPOUND	---
COMPOUND WALL	---
HOUSE'S/BUILDING'S	---
EP/EP/EP/EP	---
STONE/MORSELL/WELL	---

TOTAL STATION SURVEY FOR PROPOSED 30M & 24M DP ROAD IN S.NO.59 AT ANANDWALI SHIWAR.
(AS PER SITE CONDITION)

AUTHORITY :- NASHIK MUNICIPAL CORPORATION, NASHIK.
 NAME OF WORK :- PROPOSED 24M DP ROAD FROM S.No.59 OF ANADWALI SHIWAR TO NAVSHYA GANPATI TEMPLE
 NMC PANEL CONSULTANT :- H. T. Jadhav & Associates, Nashik.

R.T. Jadhav & Associates	PROJECT :- ANANDWALI SHIWAR DP ROAD
Dr. R. H. Jadhav, Partner	DATE OF DRAWING :- 10/02/2023
Dr. R. H. Jadhav	SCALE :- 1:1000
Dr. R. H. Jadhav	PAGE :- 01 OF 01
NMC LNO.15489/2021	DOCUMENTS RELEASED :-

NOTE :- THE CONSULTANT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND DRAWING OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE FIELD CONDITIONS. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND DRAWING OF THE PROJECT.



LOCATION MAP (DP-2017)
SCALE-1:10000



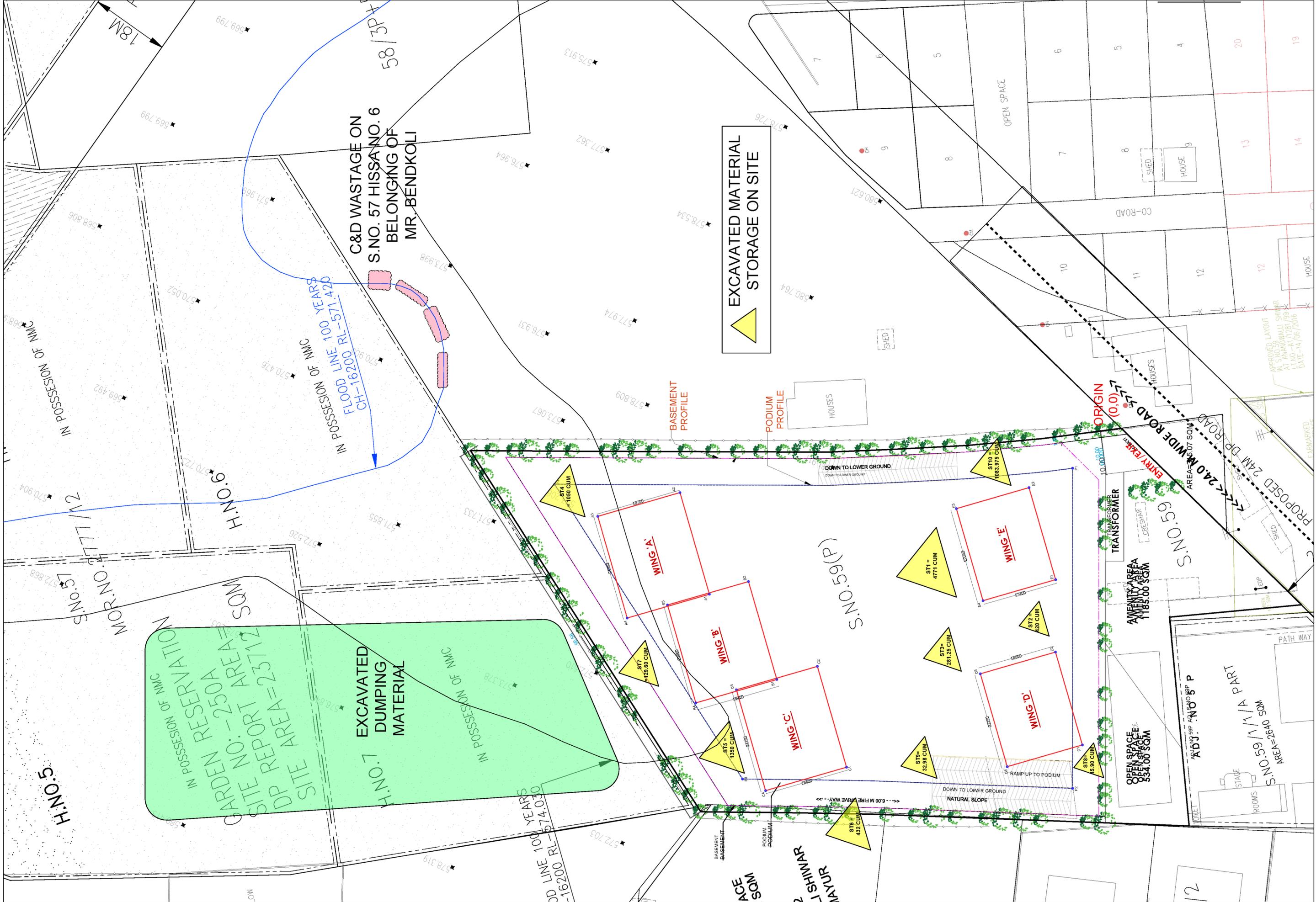
LOCATION MAP (DP-2017)
SCALE-1:10000

EP-77 MODIFICATIONS SANCTIONED BY GOVT

LEGEND

PROPOSED DP ROAD	---
EX-TAR RD/WEM RD	---
TLR BOUNDARY	---
TLR HISSA BOUNDRY	---
FLOOD LINE 100 YEARS	---
FLOOD LINE 25 YEARS	---
EX-RIVER OR NALLA	---
BRIDGE OR CULVERT	---
S.NO.BANDH	---
FENCING/TAR COMPOUND	---
COMPOUND WALL	---
HOUSE'S/BUILDING'S	---
EP/TP/SP/TREE/WELL	---
STONE/BOARE WELL/WELL	---

TOTAL STATION SURVEY FOR PROPOSED 30M & 24M DP ROAD IN S.NO.59 AT ANANDWALI SHIWAR
(AS PER SITE CONDITION)



EXCAVATED MATERIAL STORAGE ON SITE

C&D WASTAGE ON S.NO. 57 HISSA NO.6 BELONGING OF MR. BENDKOLI

EXCAVATED DUMPING MATERIAL
GARDEN RESERVATION

WING 'A'

WING 'B'

WING 'C'

WING 'E'

WING 'D'

ORIGIN (0,0)

TRANSFORMER

AMENITY AREA

OPEN SPACE

AREA=268.40 SQM

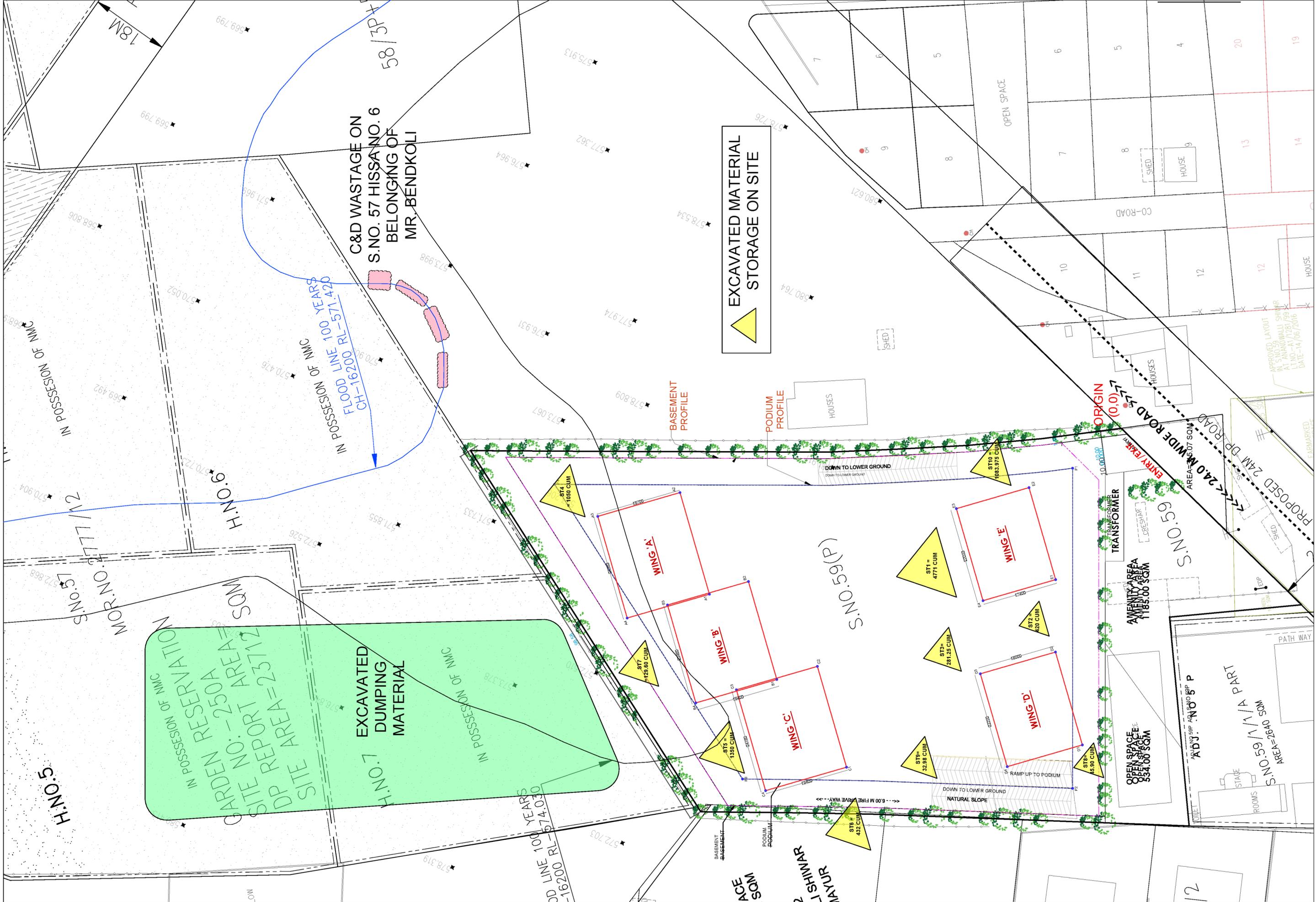
AREA=607 SQM

PROPOSED 24M DP ROAD

444-24.0 M WIDE ROAD

APPROVED LAYOUT

DATE-14/06/2016





To,
 The Commissioner,
 Nashik Municipal Corporation,
 Nashik

Date : 6/2/2023

Reference : Allotment of Corporate Social Responsibility on the land bearing Survey No. 57, situated at Village Anandvalli, Gangapur Road, Nashik.

Sir,

1. I am the Partner of the firm namely Highland Builders and developers, having office at Eternity, Opposite Devs Arcade, Parijat Nagar, Nashik – 422005 engaged in the business of Constructions of developments.
2. Also, we have commenced the work of construction on the land bearing Survey No. 59/1/2, 59/1/1/B, and 59/1/1/C, situated at Village Anandvalli, Gangapur Road, Nashik and have obtained all necessary permissions and sanctions as per law from the respective departments of the Nashik Municipal Corporation and the state.
3. The land bearing Survey No. 57, situated at Village Anandvalli, Gangapur Road, Nashik which has been acquired by the Nashik Municipal Corporation for the purpose of Constructing a Garden is adjacent to our land and we wish to construct the said Garden on the said land.
4. You are therefore requested to kindly allot us the land bearing Survey No. 57, situated at Village Anandvalli, Gangapur Road, Nashik which solely belongs to you for the purpose of constructing Garden on the basis of **Corporate Social Responsibility (CSR)**.

Thanking You,

Yours truly,

Pankaj Ashok Chandwani
For Highlands Builders and Developers



Highland Builders and Developers

Partner

Behind Vrundavan Lawns, Anandvalli, Gangapur Road, Nashik - 422013
 hallmarknashik@gmail.com | +91 7083 600 600 , +91 7743 800 800



नाशिक महानगरपालिका, नाशिक
राजीव गांधी भवन, शरणपूर रोड, नाशिक ४२२००२

नगर नियोजन विभाग,
जा.क्र./ननिवि/वशि/ १९१२०२३
दिनांक १२/०९/२०२३

प्रति,
मे. हायलॅण्ड बिल्डर्स अॅण्ड डेव्हलपर्स,
भागीदारी फर्म तर्फे भागीदार श्री. पंकज अशोक चांदवानी व इतर,
द्वारा आर्कि. सुमित कुमठ, नाशिक.

विषय:- मौजे आनंदवली सर्व्हे नंबर ५९/१/१/ब + ५९/१/२ + ५९/१/१/क + ५९/१/३/१
येथील बांधकामाबाबत प्राप्त तक्रारीबाबत...

संदर्भ:१) इकडील कार्यालयाकडील बांधकाम परवानगी क्र. LND/BP/A१/BP/१०६,
दिनांक २९/११/२०२०.

२) इकडील कार्यालयाकडील सुधारित बांधकाम परवानगी क्र. LND/BP/
A१/BP/५८८, दिनांक ३१/०३/२०२२.

३) मा. लोक आयुक्त आणि उप लोक आयुक्त महाराष्ट्र राज्य यांचकडील
पत्र क्र. उलोआ/कॉम/३७२४/२०२२/हे-१८, दि. २१/०५/२०२२

४) नॅशनल ग्रीन ट्रीब्युनल, वेस्टर्न झोन बेन्च, पुणे—यांची दि. १०/१/२०२२,
चे आदेश

५) अर्जदार श्री. संतोषकुमार टी. पांडे यांचा दिनांक ६/०६/२०२२चा अर्ज.

महोदय,

उपरोक्त संदर्भिय विषयान्वये मौजे आनंदवली शिवारातील सर्व्हे नंबर ५९/१/१/ब+५९/१/२
+५९/१/१/क+५९/१/३/१ या जमीनीच्या क्षेत्रामध्ये संदर्भ क्र. १ व संदर्भ क्र. २ अन्वये बांधकाम
परवानगी मंजूरी देण्यात आलेली असून सदर संदर्भ क्र. ३, ४ व ५ अन्वये तक्रारी प्राप्त झालेल्या
आहेत.

उपरोक्त विषयांकित जमीनीचे क्षेत्र हे गोदावरी नदीचा पुरक्षेत्रात भागशः बाधित होत आहे.
(Redline मध्ये) असे निर्देशसनास येत आहे की आपण सुरू केलेल्या बांधकामाच्या खोदाईत माती,
दगडे हे गोदावरी नदी पुररेषा Red Line व Blue Line व तसेच Blue Line ते गोदावरी नदी उजवा
तटामध्ये टाकलेले आढळते. त्यामुळे गोदावरी नदीच्या प्रवण पुरक्षेत्रामध्ये धोका निर्माण होईल. तरी
त्याबाबत खुलासा करणेबाबत तसेच सदरची माती दगडे सदर ठिकाणाहून सत्वर गोदावरी नदी
पुरप्रवण क्षेत्राच्या बाहेर हलविण्यात यावे अन्यथा आपणास देण्यात आलेली बांधकाम परवानगी रद्द
करण्यात येईल याची नोंद घ्यावी.

(संजय लालचंद अग्रवाल)

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक

(Signature)

(Signature)

प्रत:-

श्री. संतोषकुमार टी. पांडे, नाशिक.

o/c



Hallmark

RIVER · NATURE · LUXURY

प्रति,

दि. १२/०१/२०२३

नासिक महानगरपालिका, नाशिक
राजीव गांधी भवन,
शरणपुर रोड,
नाशिक ४२२००२.

विषय : मौजे आनंदवल्ली सर्व्हे नंबर ५९/१/१/ब + ५९/१/१/क + ५९/१/३/१ येथील बांधकामाबाबत
प्राप्त तक्रार विषयी खुलासा करणे बाबत..

मा. महोदय,

उपरोक्त संदर्भिय विषयान्वये मौजे आनंदवल्ली शिवारातील सर्व्हे नंबर ५९/१/१/ब + ५९/१/१/क + ५९/१/३/१ या जमिनीच्या क्षेत्रामध्ये संदर्भ क्रं. १ व संदी क्रं. २ अन्वये बांधकाम परवानगी मंजूरी देण्यात आलेली असून सदर संदर्भ क्रं. ३, ४ व ५ अन्वये तक्रारी आम्हास प्राप्त झालेल्या आहेत.

आमच्या या जागेवरील खोदकाम चालु असतांना त्यातुन निघालेले माती, दगड व मुरुम हे आम्ही मागील जागेवर तात्पुरत्या स्वरूपात साठवलेले होते कि जे आम्ही पुन्हा आमच्या जागेवर नेणार होतो. परंतु दिनांक १२/०१/२००३ रोजी आम्हाला नासिक महानगर पालिका येथुन नोटिस (जा. क्रं./ नमिवि/ वशि/ १६/२०२३) बजावण्यात आलेली आहे त्या अनुषंगाने आम्ही साठवलेले माती, दगड, व मुरुम आमच्या जागेवर पुन्हा एकत्रित करून आणण्यास सुरुवात केलेली आहे.

सदर काम रविवार दि. १५/०१/२०२३ सायंकाळ पर्यंत आमच्या जागेवर होत असून मागील जागा पुर्णपणे रिकामी करत आहोत.

[Handwritten Signature]
13/01/2023

7.54. P.m

Highland Builders and Developers

[Handwritten Signature]
Partner

मे. हायलॅण्ड बिल्डर्स अॅण्ड डेव्हलपर्स

भागीदारी फर्म तर्फे

भागीदार श्री. पंकज अशोक चांदवानी



Behind Vrundavan Lawns, Anandwali, Gangapur Road, Nashik - 422013

hallmarknasik@gmail.com +91 7083 600 600, +91 7743 800 800



नाशिक महानगरपालिका, नाशिक
राजीव गांधी भवन, शरणपूर रोड, नाशिक ४२२००२

नगर नियोजन विभाग,

जा.क्र./ननिवि/वशि/ ५२०९/२०२३

दिनांक ०६/०२/२०२३

प्रति,
श्री. शिवाजी सखाराम बेंडकुळे,
आनंदवल्ली, नाशिक.

विषय:- मौजे आनंदवली सर्व्हे नंबर ५९/२/१ पैकी येथील गोदावरी नदी जागेवर माती टाकून
भर केलेबाबत....

संदर्भ:१) नॅशनल ग्रीन ट्रीब्युनल, वेस्टर्न झोन बेन्च, पुणे—यांची दि. १०/१/२०२२, चे आदेश

महोदय,

उपरोक्त संदर्भिय विषयान्वये नॅशनल ग्रीन ट्रीब्युनल, वेस्टर्न झोन बेंच, पुणे आदेश प्राप्त झाला असून गोदावरी नदी उजवा तट ते गोदावरी प्रवण क्षेत्र रेषेतील ब्लू ते गोदावरी नदी उजवातट तसेच रेड लाईन ते विषयांकित जमिनीचे क्षेत्रात आपण डेब्रीज मटेरीयल टाकत असल्याचे निदर्शनास आले आहे. त्याबाबत आपणास व्यक्तीशः माती न टाकण्याबाबत सांगण्यात आलेले आहे.

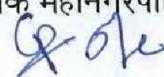
सदर बाब अतिशय गंभीर असून यामुळे गोदावरी नदीच्या जवळ पुरक्षेत्रामध्ये धोका निर्माण होईल. तरी आपल्या जमिनीच्या क्षेत्रातील माती/दगडे ही सदर प्रवण क्षेत्रामधुन त्वरीत उचलण्यात यावी अन्यथा आपणावर नियमानुसार कायदेशीर कार्यवाही करण्यात येईल.


(संजय लालचंद अग्रवाल)

कार्यकारी अभियंता

नगर नियोजन विभाग

नाशिक महानगरपालिका, नाशिक



Received
B. B. Kulkarni
8767160002
शिवाजी बेंडकुळे

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010437/24020781/24014701

Fax: 24024068 / 24023515

Website: <http://mpcb.gov.in>E-mail: jdwater@mpcb.gov.inKalpataru Point, 2nd - 4th Floor

Opp. Cine Planet Cinema,

Near Sion Circle, Sion (E)

Mumbai-400 022.

"Your Service is our Duty"

No.BO/JD(WPC)/SCN/TB- 2207210010

Date: 21/07/2022

To,
M/s. Highland Builders and Developers,
Survey No. 59/1/2, 59/1/1/B, 59/1/1/C &
59/1/3/1 Near Gangapur Road,
Village - Anandvalli,
Tal & Dist-Nashik.

Sub: - Show Cause Notice for refusal of consent towards applied Consent to Establish.

Ref: - 1] Your application for Consent to Establish. Vide UAN No.0000127253

WHEREAS, you have applied for consent to establish Under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974; under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 and Hazardous & Other Wastes (M & T M) Rules 2016.

AND WHEREAS, your application was discussed in 8th CC meeting dtd-30.06.2022 & it was decided to issue Show Cause for following noncompliance.

- You have started construction work without obtaining consent to establish.
- You have not submitted waste management plan.

NOW THEREFORE, you are hereby directed to show cause as to why your application for grant of Consent should not be refused under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 And Hazardous & Other Wastes (M & T M) Rules, 2016.

You are hereby called upon to submit your reply to this notice within a period seven days from the receipt of this communication, failing which, Board have no option than to refuse your Consent as mentioned above and to initiate appropriate legal action under the provision of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 against you, which may please be noted. discussed


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

Copy to-

1. Regional Officer MPCB Nashik, Sub Regional Officer Nashik – They are directed to submit present status report of the industry within 7 days and ensure that SCN to be served to the industry.



343

Annexure-9

Hallmark

RIVER - NATURE - LUXURY

Date: 30/01/2023

To,
Maharashtra Pollution Control Board
Jog Center, 3rd floor,
Mumbai Pune Road,
Wakdewadi, Pune - 411003

Reference: - No. BO/JD (WPC)/SCN/TB-2207210010

Subject: Reply on Show cause notice generated on 21st July 2022 for Consent to Establish having UAN No. MPCB-CONSENT-0000127253.

Respected Sir/Madam,

We are hereby submitting the clarification on (Consent to Establish application having UAN No. MPCB-CONSENT-0000127253) the issues raised by Maharashtra Pollution Control Board, Pune.

No.	Query	Clarification
1.	You have started construction work without obtaining consent to establish.	Due to OM which was circulated in between as C to E is not separately needed. due to that minor activity started on site. Due to first this scale project. kindly process our application for C to E.
2.	You have not submitted waste management plan.	Details are attached in annexure-I

Thanking You,

Yours Truly,

M/s. Highland Builders and developers.

Highland Builders and Developers

Partner



23, 3:40 AM

Mail - JD Water Division - Outlook

Annexure-10

Submit the Penal fees towards your application having UAN-0000127253, namely-M/s. Highland Builders and Developers, Survey No. 59/1/2, 59/1/1/B, 59/1/1/C & 59/1/3/1 Near Gangapur Road, Village - Anandvalli, Tal. Nashik, Dist. Nashik

JD Water Division <jdwaterdivision@mpcb.gov.in>

Tue 14-02-2023 13:36

To: eternity567@gmail.com <eternity567@gmail.com>

Cc: SRO Nashik <sronashik@mpcb.gov.in>

Your application having UAN-0000127253, namely-M/s. Highland Builders and Developers, Survey No. 59/1/2, 59/1/1/B, 59/1/1/C & 59/1/3/1 Near Gangapur Road, Village - Anandvalli, Tal. Nashik, Dist. Nashik was discussed in 30th CC meeting dtd- 25.01.2023 and approved with condition of penal fees & SRO verification report.

As per CC meeting minutes you are requested to pay penal fees of Rs.15.0 Lakhs for which payment option given in your application, submit the same to dispose your application.

SRO is requested to submit the verification report as per CC meeting.

Regards,

Dr. Y. B. Sontakke
Joint Director (WPC)
Maharashtra Pollution Control Board
Sion, Mumbai - 400 022.