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**REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH  
ORDER DATED 23.03.2023 OF THE HON'BLE NATIONAL  
GREEN TRIBUNAL (NGT) IN THE MATTER OF ORIGINAL  
APPLICATION NO. 17 of 2021 (WZ) (TANAJI BALASAHEB  
GAMBHIRE VS UNION OF INDIA & ORS) RELATED TO  
BUILDING PROJECT- "RIVER FRONT" DEVELOPED BY M/S  
XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED,  
BEBADOHAL, TAL- MAVAL, DIST- PUNE**

Submission to  
**HON'BLE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH,  
PUNE**

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 23.03.2023 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF ORIGINAL APPLICATION NO. 17 of 2021 (WZ) (TANAJI BALASAHEB GAMBHIRE VS UNION OF INDIA & ORS) RELATED TO BUILDING PROJECT- "RIVER FRONT" DEVELOPED BY M/S XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED, BEBADOHAL, TAL- MAVAL, DIST- PUNE

Name of Member, Designation	Department	Signature
Shri Pankaj Joshi, Ex Member	SEIAA	
Shri Pratik Bharne. Scientist-E	CPCB, Regional Directorate, Pune	
Shri V. V. Killedar Sub Regional Officer	MPCB, Pune	
Shri Surendra Navale Sub-Divisional Officer	Representative- Collector, Pune	
Shri. Ganesh Chillal Dy. Metropolitan Planner	PMRDA, Pune	

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**01. BACKGROUND**

An Original Application No. 17 of 2021 (WZ) is filed by Applicant Shri Tanaji Balasaheb Gambhire against construction of a building project namely "River Front" developed by M/s. Xrbia North Hinjewadi Developers Private Limited, Bebadohal, Tal- Maval, Dist- Pune in prohibited area of blue flood line of 'Pawana River' and also in violation of conditions of Environmental Clearance (EC) and Conditions of Consent to Operate (CTO) under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

The Hon'ble NGT directed vide Order dated 09.06.2021;

" ...

*3. Since averments give rise to a substantial question of environment, we consider it appropriate to require a joint committee of (i) Central Pollution Control Board (CPCB), (ii) State Environment Impact Assessment Authority (SEIAA), (iii) Maharashtra Pollution Control Board (MPCB), (iv) District Magistrate, Pune to look in the matter and give its report about the status of compliance on above aspects within two months by e-mail at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/OCR support PDF and not in the form of image PDF.*

..."

Hon'ble NGT passed an order on 17.11.2021 appointing the Respondent No. 7 (MPCB) as Nodal agency as no nodal agency had been appointed as per aforesaid order dated 09.06.2021. Copy of the Hon'ble NGT Order dated 09.06.2021 is provided as **Annexure-1**.

In compliance with aforesaid order of the Hon'ble NGT dated 09.06.2021, the Committee comprising the following members visited the project site- M/s Xrbia North Hinjewadi Developers Pvt.Ltd., S.No.01, Bebadohal, Tal. Maval, Dist. Pune, on 22/12/2021:

Name of Member	Designation/Office	Name of Department
Shri Pankaj Joshi	Member	SEIAA
Shri Sandesh Shirke	SDO, Maval-Mulshi	District Magistrate Pune
Shri Pratik Bharne	Scientist E, Regional Directorate, Pune	CPCB
Shri Nitin Shinde	Regional Officer, MPCB, Pune	MPCB- Nodal Agency

Shri. Veer Kouls, (VP-Corporate Services), representative from M/s. Xrbia North Hinjewadi Developers Pvt. Ltd., Ms. Sonali Aher, Assistant Town Planner, Pune Metropolitan Regional Development Authority (PMRDA) and Shri Vijay P Patil, Executive Engineer, Irrigation Department were also present in during the visit. Based on the allegations made by the Applicant and observations made during the visit information was called upon from different departments required for report preparation.

Subsequently, Joint Committee Report was prepared based on the observations made during the visit and available information. The copy of the Joint Committee Report was submitted to Hon'ble NGT on 24.01.2022 through MPCB being Nodal Agency which is provided as **Annexure-2**. Most of the information/data which was requested to PMRDA, Irrigation Dept, Revenue Dept was not made available on time to the Committee and therefore the aforesaid report was incomplete. Further, various follow-ups were made with above Concerned Departments by MPCB for submission of information requested based on the discussion held during the committee visit on 22.12.2021.

Further, Hon'ble NGT heard the matter on 23.03.2023 and passed the order with directions which are reproduced as below-

“ ...

*5. Looking to the fact that most of the replies directed to be given by PMRDA to the Joint Committee, have not been furnished nor reply-affidavit has so far been filed by PMRDA before us despite sufficient opportunity having been given, we deem it appropriate to add one member of PMRDA in the Joint Committee.*

.....

*11. From the side of the applicant, it is being pressed that the demolition of the property in question is very much required in the present case and it is urged that the plots which have been constructed on the property in question have already been sold and the society has been registered under the Maharashtra Cooperative Societies Act and therefore, it is essential to implead the society and the residents thereof. Therefore, we direct the applicant to implead the society as respondent No.13 within a week and file amended copy of the memo of original application on record. The Registry shall issue notice to the newly impleaded respondent No.13, returnable within four weeks*

*12. The Joint Committee shall visit the spot and conduct the inspection in the presence of the representative of the applicant or the applicant-in-person as well as the representative of respondent No.12 – Project Proponent so that no deficiencies remain.*

...”

Thus, as per order dated 23.03.2023, member from the PMRDA is added in the Joint Committee, Society (of residents) has been impleaded as Respondent No. 13 and the committee was directed to visit the spot and conduct the inspection in the presence of the representative of the applicant or the applicant-in-person as well as the representative of Respondent No.12 – Project Proponent.

Copy of the Hon'ble NGT Order dated 23.03.2023 is provided as **Annexure-3**.

In compliance with the Order dated 23.03.2023, Joint committee re-visited the site-Building Project on 17.05.2023 in presence of Applicant, Project Proponent and Representative of Resident's Society. Attendance sheet of the members present for Joint Committee Visit dated 17.05.2023 is provided as **Annexure-4**.

During the visit on 17.05.2023, it was decided to conduct joint measurement by the Revenue Department and Irrigation Department for demarcation of Blue line and Red line to decide on construction/filling of material on land/area coming within Blue line/red line. As the process of marking blue /red lines takes considerable time, additional time was pleaded before Hon'ble NGT.

Hon'ble NGT passed an order on 19/05/2023 and granted one month's time for the same as per para 4 of the order which is reproduced as below:

“ ...

*4. From the side of Respondent Nos. 6 & 7/MPCB, learned Counsel Mr. Vilas A. Jadhav has sent us an e-mail dated 18.05.2023 seeking adjournment on the ground that in pursuance to our previous order dated 23.03.2023, the Joint Committee conducted site visit on 17.05.2023 in presence of the Project Proponent, who raised objection on temporary blue line, which was marked by the Irrigation Department, hence it has been decided to conduct joint measurement by Bhumi Abhilekh Surveyor, Revenue Department and Irrigation Department, for which more time would be required. Hence, it is prayed that some additional time may be granted for filing the Joint Committee Report. We allow the request made by the learned Counsel for the Respondent Nos. 6 & 7 and grant one month's time for the same with the direction that a copy of report of the Joint Committee shall be served upon all other parties well in time so that if any objection is to be filed from their side, the same may be filed within a period of one week thereafter*

...”

Copy of the Hon'ble NGT order dated 19.05.2023 is provided as **Annexure-5**.

Further, several communication and follow-ups were made by MPCB (Nodal Agency) for required information for preparation of joint committee report. Copies of such communications are provided as **Annexure-6**. Hon'ble NGT vide order dated 15.01.2024 directed to list the matter for final hearing on 23.02.2024. Copy of Hon'ble NGT's order dated 15.01.2024 is provided as **Annexure-7**. Subsequent to which a meeting was conducted on 08.02.2024 by the Joint Committee at Regional Office, MPCB, Pune. Report is prepared based on the site visits, available information, documents, information provided till date by the concerned departments.

## 02. ENVIRONMENTAL CLEARANCE (EC) AND VIOLATIONS THERETO, IF ANY

2.1 Details of the building configuration and total BUA mentioned in the aforesaid ECs, Sanction/Building Permissions and construction status are given in Table below.

Sl. No.	Particulars (↓)	Details	Building Configurations
1	Building Permission No. PRA/NASR/256/2012 dated 20.04.2013	Total Plot Area-26,100.00 sq.m FSI Area-16629.27 sq.m Non-FSI Area Not Mentioned	B1, B2, B3, C1, C2 (P+7)
2	Building Permission No. PMA/NALSR/521/2014 dated 14.01.2015 by Collector, Pune	Total Plot Area-26,415.00 sq.m FSI Area-27642.14 sq.m Non-FSI Area Not Mentioned	A1 (P+8) A2 (P+11) B1, B2,B3 (P+7) B4, B5 (P+8) B6,C1,C2 (P+9) Club House
3	Environmental Clearance (EC): SEIAA Letter No. SEAC-III-2013/CR-244/TC-3 dated 31.03.2015	Total Plot Area-26,100.00 sq.m FSI Area-31059 sq.m Non-FSI Area-11611.82 sq.m Total BUA -42670.82 sq.m	A2 (G+9) B1,B2,B3,B4,B5 (P+7) B6 (P+8) B7(P+12) C1,C2 (P+9)
4	Completion Certificate dated 05.12.2017 (PMRDA)	--	B1,B2,B3,C1(Part),C2 (Part)
5	Revised Building Permission No. 534-18/19 dated 15.12.2018 (PMRDA)	Total Plot Area-26,415.00 sq.m FSI Area-27932.86 sq.m Non FSI Area-18261.78 sq.m Total BUA -46194.16 sq.m	--
6	Completion Certificate dated 20.02.2019 (PMRDA)	--	A1,A2,B4,B5, C1(Part),C2 (Part)
8	Completion Certificate dated 16.12.2019 (PMRDA)	--	B6 (Part)
9	Completion Certificate dated 12.06.2020 (PMRDA)	--	B6 (Part), Club House
10	Architect Certificate dated 12.08.2023	Work Completed as per PMRDA- Sanction Plan vide no. 534-18/19 dated 15.12.2018 FSI Area: 27932.86 sq.m Non-FSI Area: 18492.20 sq.m Total BUA: 46425.06 sq.m	A1 (P+8) A2 (P+11) B1,B2,B3 (P+7) B4,B5 (P+8) B6,C1,C2 (P+9) Club House

2.2 PP obtained Environmental Clearance (EC) from dated 31.03.2015 (**Annexure-8**) from State Environment Impact Assessment Authority (SEIAA), Maharashtra for

construction of residential project, and revised building permission dated 15.12.2018 from PMRDA. Details of FSI, Non-FSI and Total BUA is given in table below;

Areas (↓) (in sq.m)	EC dated 31.03.2015	Revised Building Permission No. 534-18/19 dated 15.12.2018 as submitted by PMRDA vide letter dated 20.02.2024
Plot Area	26,100.00	26,415.00
FSI Area	31059.00	27932.86
Non-FSI Area	11611.82	18261.78
Total BUA	42670.82	46194.16

Information submitted by PMRDA vide letter dated 20.02.2024 is provided as **Annexure-9**.

Condition no. 8 of the said EC dated 31.03.2015 stipulates that;

*“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.”*

PP changed the scope of the project by increasing the total BUA from 42670.82 sq.m (as mentioned in EC dated 31.03.2015) to 46194.16 sq.m (as mentioned in revised permission dated 15.12.2018), thus violating Condition no.8 of the said EC dated 31.03.2015.

- 2.3 As per the Architect Certificate dated 12.08.2023 (**Annexure-10**); construction work has been completed for buildings are A1, A2, B1, B2, B3, B4, B5, B6, C1, C2 and Club House & Services with FSI Area of 27932.86 sq.m, Non-FSI Area of 18492.20 sq.m and total BUA -46425.06 sq.m
- 2.4 PP made an EC application dated 16.02.2022 to SEIAA for expansion for the said project with a total plot area of 26,415 sq.m, FSI area of 27,933 sq.m, Non FSI area of 18,492 sq.m and total BUA of 46,425 sq.m which was further forwarded to SEAC. Copy of the application submitted to SEIAA is provided as **Annexure-11**.
- 2.5 The application was accepted by SEAC on 21.03.2022 and discussed in 137<sup>th</sup> SEAC-3 meeting held on 30.03.2022 in which the PP accepted that violations of increase in BUA and changes in the building configurations w.r.t EC dated 31.03.2015 has been done. Further, the application was forwarded to SEIAA by SEAC-3 for further guidance on who will initiate the action under Section-15 read with Section-19 of Environment (Protection) act 1986 in violation cases. The deliberations of the aforesaid meeting are reproduced as below;

*“PP informed that earlier Environmental clearance was obtained on 31.03.2015 for total construction area of 42,671 m<sup>2</sup>. The actual construction done on-site has a different building configuration, than mentioned in EC (the configuration as been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m<sup>2</sup> . The total covered built-up area constructed to the date is 46,425 m<sup>2</sup>, vis-à-*

*vis area approved in the EC of. 42,671 Sq.m. PP accepted that Violation has been done out by PP. Since there was no provision of regularisation of violation cases the application was not submitted. However MoEFCC came out with office memorandum dated 28.01.2022 mentioning the procedure to be followed in case of violation already done. Accordingly PP applied for Terms of Reference for the changes/ addition / variation in total covered built-up construction area, on 16.02.2022. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(b) B1.*

*The office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that **“without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.***

*It is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of OM issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.”*

Copy of the minutes of 137<sup>th</sup> SEAC-3 meeting is provided as **Annexure-12**.

- 2.6 The matter was then discussed in the 242<sup>nd</sup> meeting of SEIAA held on 21.04.2022 in which SEIAA observed that, there is a matter pending in Hon'ble High Court and decided to defer the proposal till the matter in NGT is decided. The deliberations of the aforesaid meeting are reproduced as below;

*“PP made application under violation SOP. SEAC-3 in its 137th meeting pointed out that, the office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that **“without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.”** SEAC further pointed out that, it is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of OM issued by MoEFCC. However Step 3 mentions about appraisal under ELA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.*

*Hence SEAC forwarded the proposal for further guidance in the matter.*

*During the meeting SEIAA observed that, there is a matter pending in Hon'ble High Court. SEIAA decided to defer the proposal till the matter in NGT is decided.”*

Copy of the minutes of 242<sup>nd</sup> SEIAA meeting is provided as **Annexure-13**.

- 2.7 The matter was then again considered 258<sup>th</sup> meeting of SEIAA held on 03.04.2023 in which PP submitted that, the Hon'ble NGT has cleared that, proceeding for grant of ex-post facto EC, which is pending before SEIAA, shall not be treated to have stay and the same would be expedited in some cases pending before Hon'ble NGT.

SEIAA noted the same and instructed SEACs regarding apprising the proposals of violations as per MoEF&CC Office Memorandum dated 07.07.2021 and 28.01.2022. SEIAA decided to refer back the proposal to SEAC for appraisal for Terms of Reference (TOR). The deliberations of the aforesaid meeting are reproduced as below;

“ ...

.....

*Proposal was then considered by SEIAA in its 242<sup>nd</sup> meeting and deferred the proposal till the matter in NGT is decided. Now, PP submitted that, in some cases before Hon'ble NGT, Hon'ble NGT has cleared that, proceeding for grant of ex post facto EC, which is pending before SEIAA, shall not be treated to have been stayed by Hon'ble NGT, rather the same would be expedited. PP further requested that, their case shall be considered on similar basis. SEIAA noted the same.*

*SEIAA further deliberated upon the fact that, SEIAA has issued instructions to SEACs regarding apprising the proposals of violations as per MoEF&CC Office Memorandum dated 07.07.2021 and 28.01.2022. SEIAA decided to refer back the proposal to SEAC for appraisal for Terms of Reference (TOR).”*

Copy of the minutes of 258<sup>th</sup> SEIAA meeting is provided as **Annexure-14**.

- 2.8 The matter was then discussed in 174<sup>th</sup> meeting of SEAC-3 held on 12.06.2023 and decided to recommend the proposal to SEIAA for grant of ToR. The deliberations of the said meeting are reproduced below;

*“PP stated that, the application is a residential housing Project located at Village Bebadohal, Taluka Maval, District Pune. PP further stated that, they have applied for new EC under Violation Category.*

*PP inform that, as per the potential, building permission was obtained for the said project from Town Planning Department, Pune vide approval no.PRA/NASR/256/2012 for total covered built-up construction area of 16,629 m<sup>2</sup> and as the total built up area was below 20,000 m<sup>2</sup> the construction was initiated as per the said approval. PP stated that, the permissible FSI in the local planning rules increased from 0.75 to 0.90 resulting the total buildable potential of the plot increased accordingly.*

*PP informed that, they have obtained Environment Clearance for the said proposal from Govt. of Maharashtra vide letter dated 31.03.2015 for the total construction area of 42,671 m<sup>2</sup>, FSI area of 31,059 m<sup>2</sup> and Non-FSI area of 11,612 m<sup>2</sup> PP further stated that, the Gut no. 3(p) was purchased in and the plot area increased by 315 m<sup>2</sup> hence, the total plot area became 26,415 m<sup>2</sup>. The total covered built-up construction area also increased by 3,755 m<sup>2</sup> (from earlier 42,671 m<sup>2</sup> as per the EC to now total of 46,425 m<sup>2</sup>). PP stated that, there is increase in total covered built-up construction area, along with 40 flats increased too.*

*PP further stated that, the said increase in the built up area was less than 10%, hence an application for amendment was made to SEIAA on 30.01.2019 as per the letter published “Regarding amendments in Environment Clearances issued to the building construction projects” under Medha Gadgil, Additional Chief secretary of SEIAA, Maharashtra dated 29.11.2014.*

PP further informed that, the actual construction done on-site has a different building configuration than mentioned in EC (the configuration has been changed in the vertical direction, but the plinth has not changed). Also, the excess area constructed over and above sanctioned in EC.

...

PP further stated that, they have calculated penalty provision for violation application as per approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance on the PARIVESH portal and they have calculated violation days from 15.12.2018 to date of EC application 16.02.2022 i.e. 1159 days.

### **Building configuration**

Sr. No	Building name & number	As per EC: 2015.03.31 Configuration & flats no.	As per CC and current status	Remark
1	A1 (Earlier B7)	P+12 (96)	P + 8 (96)	The name of the building changed and floors no. decreased
2	A2	G+9 (115)	P+11 (132)	Footprint not changed. Increased Floor by 2nos. and flats by 17 nos
3	B1	P+7 (56)	P+7 (56)	Not changed
4	B2	P+7 (56)	P+7 (56)	Not changed
5	B3	P+7 (56)	P+7 (56)	Not changed
6	B4	P+7 (56)	P+8 (64)	Footprint not changed. No. of floors increased by 1 no. and flats by 8 no
7	B5	P+7 (56)	P+8 (64)	Footprint not changed. No. of floors increased by 1 no. and flats by 8 no
8	B6	P+8 (64)	P+9 (72)	Footprint not changed. Increased Floor by 1no. and flat by 8 no.
9	O	P+9 (72)	P+9 (71)	Footprint and Configuration not changed, No. of flat decreased by 1 no.)
10	C2	P+9 (72)	P+9 (72)	Not changed
11	Club- house	Not reflected	Ground	It was mentioned on the approved layout
12	Total Flat no	699	739	Increased Flats by 40 nos.

SEAC-3 appraised the proposal as per Circular issued by SEIAA vide dated 22.08.2022. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined.

After detailed deliberations on the proposal committee confirmed the case to be of violation of the EIA Notification, 2006 and as per Office Memorandum- F. No. 22-21/2020- IA.III dated 07.07.2021 issued by the Ministry of Environment, Forest & Climate

Change, decided to issuing following Term of Reference for undertaking EIA and preparation of Environment Management Plan (EMP):

**Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases**

*The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28th January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance” 2018.*

*The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14th March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12th November 2018 in the proposal No IA/MH/MIN/68113/2017.*

...”

Copy of the minutes of 174<sup>th</sup> SEAC-3 meeting is provided as **Annexure-15**.

PP was granted the Terms of References (ToR) vide letter No. SIA/MH/MIS/72260/2022 dated 25.09.2023 (**Annexure-16**) by SEIAA in 264<sup>th</sup> meeting held on 08.08.2023. The deliberations of the said meeting are reproduced below;

*“Proposal is recommended in 174” meeting of SEAC-3 for grant of Terms of References (ToR) under violation category.*

*SEIAA further directed SEIAA cell to communicate with MPCB to confirm whether action has been initiated against the Project Proponent under section 15 of Environment (Protection) Act, 1986 for violating provisions of EIA Notification, 2006.*

*SEIAA after deliberation decided to grant of Terms of References (ToR) as per recommendation of SEAC.”*

Copy of the minutes of 264<sup>th</sup> SEIAA meeting is provided as **Annexure-17**.

2.9 PMRDA has issued a Show Cause Notice (SCN) dated 15.01.2024 to PP for carrying out construction beyond 42670.82 sq.m for which EC dated 31.03.2015 was granted. Copy of the PMRDA SCN dated 15.01.2024 is provided as **Annexure-18**.

### **03. COMPLIANCE OF CONSENT REQUIRED UNDER THE WATER (PREVENTION AND CONTROL OF POLLUTION) ACT, 1974 AND AIR (PREVENTION AND CONTROL OF POLLUTION) ACT, 1981**

3.1 MPCB granted Consent to Establish (CTE) dated 14.06.2014 (**Annexure-19**) to PP for development of new residential project on total plot area of 26,100.00 sq.m and total BUA of 29290.31 sq.m. Further, PP applied for Consent to Operate (CTO) vide

application dated 21.09.2019 for total BUA of 42,670.82 sq.m on plot area of 26,100 sq.m

- 3.2 PP carried out expansion for a BUA of 13,380.51 sq.m (42,670.82 sq.m -29290.31 sq.m) without obtaining CTE from MPCB and violated provisions under Section-25 of the Water (Prevention and Control of Pollution) Act, 1974 and Section-21 of the Air (Prevention and Control of Pollution) Act, 1981.
- 3.3 MPCB issued CTO dated 04.02.2020 (**Annexure-20**) to the project for total plot area of 26,100.00 sq.m and completed BUA of 42,670.82 sq.m which was valid up to 31.11.2020. PP has not applied for renewal of consent till date and therefore has violated provisions under Section-26 of the Water (Prevention and Control of Pollution) Act, 1974 and Section-21 of the Air (Prevention and Control of Pollution) Act, 1981.
- 3.4 MPCB issued Show Cause Notice (SCN) on 31.12.2021 (**Annexure-21**) for not obtaining CTE for expansion work and not obtaining renewal of CTO. Subsequently Proposed Directions dated 29.09.2022 (**Annexure-22**) were issued to PP.

#### **04. VIOLATION W.R.T BLUE AND RED FLOOD LINE**

- 4.1 As per the letter dated 20.02.2024 (**Annexure-9**) submitted by PMRDA, the initial Building permissions in the aforesaid project were given by The Collector, Pune. In these permissions Blue line and Red lines are earmarked on plan as provided by the Dy. Executive Engineer, Khadakwasla Irrigation Division, Pune vide letter dated 05.07.2012 and there is no building or construction sanctioned within the blue flood line of the river.
- 4.2 As per the letter dated 20.02.2024 along with map showing blue and red flood lines (**Annexure-23**) submitted by Executive Engineer, Khadakwasla Irrigation Division, Pune, the Land Record Authorities carried out land measurement work and demarcated the boundaries of the plot of the project. Further, the Red & Blue flood lines have been marked on the same map by SDE, Lift Irrigation Sub Div. Pawanagar (Hq-Talegaon). The constructed building is partially in between Blue & red flood line and remaining major part beyond Red line.

It is further mentioned in the letter that due to construction of compound wall and dumping of materials in between blue & red line, change has occurred on the bank of river and in future, if flood occurs, its spread will be more in horizontal direction.

Irrigation Dept further informed that due to construction of compound wall and dumping of materials in between blue & red line, change in water carrying capacity of the adjoining river which causes obstructions to the flow of water in the river. This is not permissible.

Committee observed on comparing the map submitted by the irrigation department demarcating the red and blue flood line and layout plan dated 15.12.2018

(Annexure-24) approved by PMRDA part of Building B5 is constructed in between the blue and red flood line.

Thus, the PP has levelled the area, provided the landscaping with concrete/paver blacks and constructed compound wall inside the blue line which is prohibitive area and part of Building B5 is constructed in Restrictive Area as per the Circular issued by Water Resource Department, Govt. of Maharashtra, Govt. Circular No. PuRaNi-2018/(182/2018) Sin. Vya. (Revenue), dated 03/05/2018, read with Govt. Circular No. FWD-1089/243/89/Sin Vya (Works), dated 21/09/1989. This Circular is regarding demarcation of flood lines to prohibit any type of construction inside the flood lines. Copy of the aforesaid circular vide dated 03/05/2018 along with translated version of the same is given at **Annexure-25**. The relevant paragraph of the aforesaid circular vide dated 03/05/2018 is reproduced as follows:

*“...5. Prohibitive Zone: The area between the Blue Flood line on the right bank of the river to riverbed to the Blue Flood line on the left bank of the river shall be called as Prohibitive Zone...”*

*“...6. Restrictive Zone: The area between the Blue Flood Line of the river and the Red Flood Line on the same bank shall be called as Restrictive Zone...”*

*“...7. Prohibitive Zone can be used only in the form of open land e.g. gardens, play grounds, light crops; where there is established easement right to take crops (e.g. water melons, musk melons etc. public toilets and sewage discharge facilities), so that there will not be any obstruction to the flow of the river, there will not be reduction in the carrying capacity of the river and there will not be any change in the cross section of the river...”*

*“...8. Restrictive Zone should be used only for the following:*

- i) Sewage carrying projects unavoidable in public interest.*
- ii) Public roads unavoidable in public interest; provided the top level of such road shall be above the level of Blue Flood line.*
- iii) Water supply pipe lines, gas pipe lines, drainage pipe lines unavoidable in public interest provided such pipe lines shall be under ground and will not cause obstruction in the cross section of the Restrictive Zone.*
- iv) The plinth level of the ground floor of the buildings in Restrictive Zone shall be safely above the level of Red Flood line so that the people could be evacuated to safe location before the flood level rises in the Restrictive Zone and it will be possible for the people and cattle to shift urgently to safe location with their belongings to avoid the loss of life and property due to floods...”*

## 05. OTHER OBSERVATIONS

- 5.1 PP has provided Sewage Treatment Plant (STP) of capacity 380 CMD capacity with Primary, Secondary & Tertiary treatment system. The CTO is expired on 31.11.2020 which is not renewed.

The sampling carried out during the committee visits on 22.12.2021 and 17.05.2023. The analysis results of sampling are given in the following table-

Parameters	Date of sampling				Standards ( as per CTO)
	22.12.2021		17.05.2023		
	Inlet	Outlet	Inlet	Outlet	
pH	7.9	8.3	7.9	8.2	6.5-9.0
TSS	68	<b>26</b>	110	<b>56</b>	20
BOD	72	<b>36</b>	145	<b>60</b>	10
COD	168	<b>92</b>	340	<b>144</b>	50
Ammonical Nitrogen	85.68	2.32	1.02	0.35	5

*Note: All parameters are in mg/l except for pH*

It observed that the parameters TSS, BOD and COD are non-complied with the standards (prescribed in the CTO) at the outlet of STP.

As per the conditions stipulated in Schedule-I i.e. terms & conditions for compliance of water pollution control, s. no. 1) 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 into the municipal sewerage system.

It is informed that the treated sewage is used for the toilet flushing and therefore the sample of the water which is used for the flush in one of the toilets of occupied Flat was also collected during the visit on 17.05.2023. The concentration of pH-8.5; TSS- 12 mg/l; BOD- 8.5 mg/l; COD-24 mg/l and Ammonical Nitrogen- 0.37 mg/l. It is observed that the concentration of the water which is used for flush are not matching with treated sewage from STP during the visit as seen from the Table above. Thus, treated sewage not used as such for the flush and/or fresh water is mixed with treated sewage for use in flushing.

As there is no municipal sewerage system in the area, no proper system for the re-use of treated sewage, sewage is not treated properly to meet with standards, less gardening requirement and pipes are observed towards riverside boundary wall therefore the discharge of treated/untreated sewage in to the nearby river cannot be ruled out.

5.2 Project proponent has provided Organic Waste Converter (OWC) of capacity 1000.0 Kg/Day for the treatment of Bio-degradable waste (wet waste) without valid CTO. The same was not in operation during the visits. The PP could not properly explain the disposal of waste which shows that the waste was being disposed unauthorizedly.

5.3 Project proponent has installed Solar Water Heating systems on building roof tops and rain water harvesting arrangement.

- 5.4 PP has obtained NOC dated 07.06.2017 for buildings B1, B2, B3, C1, C2 and NOC dated 06.12.2018 A1, A2, B4, B5, B6 from Fire Department, PMRDA. Copy of the NOCs are provided as **Annexure-26**.
- 5.5 PMRDA vide letter dated 20.02.2024 submitted that the final occupancy certificate was issued to the project only after taking in account letter dated 22.12.2019 from the PP regarding compliance of plantation of trees i.e. condition no. 22 of the commencement certificate. Copy of the letter dated 22.12.2019 submitted by PP to PMRDA is provided as **Annexure-27**. However, committee found that plantation of trees was not as per details of trees provided by PP as per above letter dated 22.12.2019 to PMRDA.
- 5.6 Open well was observed in the garden area near to Pawana River without permission. The water was being used for the domestic purpose and other purpose.
- 5.7 Regarding allegation that PP has prepared false and misleading area statement in sanction plan by suppressing non-development area of 1400 Sq. Mtrs. as Pot Kharaba and this area is part of Pawana River, which cannot be claimed for FSI. As per PMRDA, no land area is shown as acquired by Irrigation Department, as area under river bed, as per 7/12 extract of the said plot.
- 5.8 Photographs taken during the visit are provided as **Annexure-28**.

## **06. CONCLUSION AND RECOMMENDATIONS:**

- 7.1 PP changed the scope of the project by increasing the total BUA from 42670.82 sq.m (as mentioned in EC dated 31.03.2015) to 46194.16 sq.m (as mentioned in revised permission dated 15.12.2018), thus violating Condition no.8 of the said EC dated 31.03.2015. PP further made an EC application dated 16.02.2022 to SEIAA for expansion for the project with a total plot area of 26,415 sq.m, FSI area of 27,933 sq.m, Non FSI area of 18,492 sq.m and total BUA of 46,425 sq.m.

PP accepted the violations of increase in BUA and changes in the building configurations w.r.t EC dated 31.03.2015 before the SEAC. Further, SEIAA confirmed the case as a violation of the EIA Notification, 2006 and as per Office Memorandum- F. No. 22-21/2020- IA.III dated 07.07.2021 issued by the MoEF&CC.

The Terms of Reference (ToR) dated 25.09.2023 granted to PP by SEIAA for violation cases shall be read along with MoEF&CC orders no F.No.22-21/2020-IA.III dated 07.07.2021, F No. 22-21/2020-IA.III (E 138949) dated 28.01.2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance 2018.

PP should immediately submit Assessment for Environment Damage and Estimation of Remediation Costs and implement the remediation plan as per ToR as mentioned above for the violations.

- 7.2 PP has carried out expansion in the project without obtaining CTE and operation of STP and OWC without a valid CTO/Authorisation from MPCB, thus violated provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981. MPCB issued Show Cause Notice (SCN) on 31.12.2021 for not obtaining CTE for expansion work and not obtaining renewal of CTO. Subsequently Proposed Directions dated 29.09.2022 were issued to PP. Therefore, MPCB should take further action in view of above directions including actions for non-compliances observed wrt STP and Organic Waste Converter (OWC).
- 7.3 PMRDA should take action against PP as PP has levelled the area, provided the landscaping with concrete/paver blocks and constructed compound wall inside the blue line which is prohibitive area and part of Building B5 is constructed in Restrictive Area.  
Demolish the constructions illegally constructed/raised in Prohibitive area in accordance with orders of Hon'ble NGT in OA no. 281 of 2019 (PB) in the matter of Mahadevapura Parisara Samrakshane Mattu Abhivrudhi Samiti vs Union of India & Ors. vide order dated 30.07.2021 regarding the violation of provisions relating to wetlands and Rajakaluves, and constructions raised in the buffer zone or surrounding area of Kaikondarahalli Lake and Hon'ble NGT in OA no. 41 of 2019 (WZ) in the matter of Federation of River Residency Cooperative vs Pimpri Chinchwad Municipal Corporation & Ors. vide order vide dated 30/01/2020 matters regarding construction of Sewage Treatment Plant (STP) by the Pimpri-Chinchwad Municipal Corporation (PCMC) in the area between the river bank and Blue Flood Line of the Indrayani River, which is a prohibited zone.

--XXOXX--

Item No. 02

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI**

(By Video Conferencing)

Original Application No. 17/2021 (WZ)

Tanaji Balasaheb Gambhire

Applicant

Versus

Union of India &amp; Ors.

Respondent(s)

Date of hearing: 09.06.2021

**CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON  
HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER  
HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER  
HON'BLE MR. JUSTICE BRIJESH SETHI, JUDICIAL MEMBER  
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER**

Applicant: Mr. Nitin Lonkar, Advocate

**ORDER**

1. Grievance in this application is against location of a building project developed by M/s XRBIA North Hinjewadi Developers Private Limited, Pune, Respondent No. 12 in prohibited area of blue flood line of 'Pawana River' and also in violation of conditions of Environmental Clearance (EC) dated 31.03.2015 and conditions of Consent to Operate dated 04.02.2020 under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981. There is also allegation of violations of Solid Waste Management Rules, 2016. The applicant has filed the blue flood line map of the river apart from order of EC and Consent to Operate in support of the above averments.

2. We have heard learned Counsel for the applicant and perused the record to which our attention has been drawn.

3. Since averments give rise to a substantial question of environment, we consider it appropriate to require a joint Committee of CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to look into the matter and give its report about the status of compliance on above aspects within two months by e-mail at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. If the report is adverse to the project proponent, copy of the report be furnished to it for compliance or if there are objections, the same be filed before the next date before this Tribunal.

The applicant is at liberty to furnish a set of papers to the CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to facilitate compliance of the above order.

List for further consideration on 21.09.2021.

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

Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

M. Sathyanarayanan, JM

Brijesh Sethi, JM

Dr. Nagin Nanda, EM

June 09, 2021  
Original Application No. 17/2021 (WZ)  
A

**REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 09.06.2021 and 17.11.2021 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF ORIGINAL APPLICATION NO. 17 of 2021 (TANAJI BALASAHEB GAMBHIRE VS UNION OF INDIA & ORS)**

**1. BACKGROUND**

Applicant Tanaji Balasaheb Gambhire filed an application against location of a building project developed by Respondent No. 12 i.e M/s Xrbia North Hinjewadi Developers Private Limited. The Said application has been filed vide Original Application No. 17/2021(WZ), titled Tanaji Balasaheb Gambhire Vs Union of India & Ors.

The Applicant has filed an Application before the Hon'ble National Green Tribunal, Western Zone Bench, Pune vide Original Application No. 17/2021, titled Tanaji Balasaheb Gambhire Vs Union of India & Ors. The Hon'ble Tribunal has issued an Order, dated 09.06.2021, and directed vide para 3 of the Order that "Since averments give rise to a substantial question of environment, we consider it appropriate to require a joint committee of (i) Central Pollution Control Board (CPCB),(ii) State Environment Impact Assessment Authority (SEIAA), (iii) Maharashtra Pollution Control Board (MPCB), (iv) District Magistrate, Pune to look in the matter and give its report about the status of compliance on above aspects within two months by e-mail at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/OCR support PDF and not in the form of image PDF.If the report is adverse to the project proponent, copy of the report be furnished to it for compliance or if there are objections, the same be filed before next date before this tribunal. Copies of the Hon'ble NGT Orders, dated 09.06.2021 and 17.11.2021, in the matter under reference i.e. Original Application No. 17 of 2021 is given at **Annexure-I & Annexure – II respectively.**

In compliance with aforesaid Order, dated 09.06.2021, of the Hon'ble NGT, the Committee was constituted, comprising the following members:

- 1) Pankaj Joshi, Member – SEIAA

- 2) Nitin Shinde, Regional Officer, MPCB Pune
- 3) Pratik Bharne, Additional Director, CPCB (scientist-E)
- 4) Sandesh Shirke, S.D.O. Maval-Mulshi - representing the District Magistrate, Pune

The above mentioned Committee has carried out a site visit of the project namely M/s Xrbia North Hinjewadi Developers Pvt. Ltd., S.No.01, Bebadohal, Tal. Maval, Dist. Pune, on 22/12/2021. Shri. Veer Kouls, (VP-Corporate Services), representative from M/s Xrbia North Hinjewadi Developers Pvt. Ltd. was present during the Joint Committee's visit, however looking at the non-compliance and confirmation of the same the committee has called officials of Pune Metropolitan Regional Development Authority (PMRDA) and Executive Engineer, Irrigation Department vide letter dated 20/12/2021 attached and annexed as **Annexure-III**.

Competent authority SEIAA has granted Environmental Clearance (EC) to the project on 31/03/2015 vide No. SEAC-III-2013/CR-244/TC-3 for residential development project at Gat No.01, Vill. Bebadohal, Tal. Maval, Dist. Pune, State-Maharashtra, for Total Plot Area 26,100.00 m<sup>2</sup> and Proposed Total Built-up Area-42,670.82 m<sup>2</sup> (FSI-31,059.00 m<sup>2</sup> and Non FSI-11,611.82 m<sup>2</sup>) given at **Annexure-IV**.

M.P.C. Board has granted Consent to Establish to the project on 14/06/2014 for development of new residential project on Total Plot Area-26,100.00 m<sup>2</sup> & Total Construction Built-up Area of -29290.31 m<sup>2</sup> given at **Annexure-V**.

Further to this Project Proponent (PP) has carried out expansion of the project i.e. by additional construction of Total Construction Built-up Area-13,380.51 m<sup>2</sup>, for which they have not obtained Consent to Establish from the M. P . C. Board.

Further to this Project Proponent had applied directly for Consent to Operate for Total Construction BUA-42,670.82 m<sup>2</sup>.

Competent authority of M.P.C. Board has granted Consent to Operate to the project on 04/02/2020 for Total Plot Area-26,100.00 m<sup>2</sup> & completed construction BUA-42,670.82 m<sup>2</sup> which was valid up to 31/11/2020 given at **Annexure-VI**.

The validity of Consent to Operate granted by the M.P.C. Board to the said project is expired on 31/11/2020. Project proponent has not applied for renewal of consent.

**Present Status:-** During visit the committee observed that,

- 1) PP has completed construction of Total Construction BUA-42670.42 m<sup>2</sup> as per architect certificate dated 03/12/2019 given at **Annexure-VII**. No new construction observed on site.
- 2) PP has provided Sewage Treatment Plant (STP) of capacity 380 CMD capacity with Primary, Secondary & Tertiary treatment system.
- 3) Project proponent has provided OWC of capacity 1000.0 Kg/Day for the treatment of Bio-degradable waste.
- 4) Project proponent has installed Solar Water Heating systems on building roof tops.
- 5) Project proponent has provided Rain Water Harvesting arrangement.

The Joint Committee during its visit on 22/12/2021 has instructed to various authorities such as PMRDA, Irrigation Department, CPCB, Representative of District Magistrate, Pune to submit the requisite information relevant to respective department. Project Proponent was also directed to submit clarifications on the grievances raised by the applicant vide para-8 of the application. The details about grievances raised by applicant and the responsible authority were also shared vide email dated 22/12/2021 and reminder email on 28/12/2021.

### **SUMMARY / CONCLUSION**

Sr. No.	Point examined	Summary/Conclusion
a.	<b>BECAUSE</b> , the Entire project is constructed in prohibited area of blue flood line of Pawana River and therefore the construction of the project is illegal need to be demolished for restitution and restoration of the area.	Prima facie the Joint Committee has observed that the Respondent PP has carried out illegal construction in the blue line of the river Pavana. The Joint Committee has asked PMRDA & Irrigation Department to submit their

		remarks regarding the said issue.
b.	<b>BECAUSE</b> , the PP has dumped the construction waste in the blue flood line of Pawana River intentionally for reclamation and carried out illegal construction in blue flood line and in river bed.	Prima facie dumping of material for levelling of land was observed in the blue line area. The Joint Committee has asked the Irrigation Department to submit their remarks regarding the said issue.
c.	<b>BECAUSE</b> , the PP has diverted the natural water flow and created obstacle to the major water stream of the Pawana River.	The Joint Committee has asked the Irrigation Department to submit their remarks regarding the said issue.
d.	<b>BECAUSE</b> , the EC Application is only for Gut No. 1 (P) but project construction carried out on Gut No. 1(P) & 3 (P) also.	The Joint Committee prima facie observed that the entrance part of the project is constructed on Gut no. 03 ; for confirmation the Joint Committee has asked PMRDA & District Collector Office to provide information.
e.	<b>BECAUSE</b> , the EC dated 31.03.2015 is granted to only 26100 Sq. Mtrs. But Project is executed on 26415 Sq. Mtrs.	The Joint Committee has asked the PMRDA to submit their remarks regarding the said issue.
f.	<b>BECAUSE</b> , the PP has carried out illegal excess construction of 3901.18 M <sup>2</sup> (46572-42670.82) in violation of EC dated 31.03.2015	The Joint Committee has asked the PMRDA to give information regarding the said issue and the Respondent PP shall submit the Architect Certificate and

		the Building Completion certificate.
g.	<b>BECAUSE</b> , the PP has carried out illegal excess construction of 17281.69 M <sup>2</sup> (46572-29290.31) in violation of Consent to Establish dated 14.06.2014.	M.P.C. Board has granted Consent to Establish to the project on 14/06/2014 for development of new residential project on Total Plot Area-26,100.00 m <sup>2</sup> & Total Construction Built-up Area of -29290.31 m <sup>2</sup> given at <b>Annexure-V</b> . Further to this Project Proponent (PP) has carried out expansion of the project i.e by additional construction of Total Construction Built-up Area-13,380.51 m <sup>2</sup> , for which they have not obtained Consent to Establish from the M.P.C. Board. After completion of necessary enquiry the MPCB will initiate appropriate penalty / legal action.
h.	<b>BECAUSE</b> , the PP has constructed 733 flats in excess by 34 flats against EC permission for 699 flats.	The Joint Committee has asked the PMRDA and the Respondent PP to give information regarding the said issue.
i.	<b>BECAUSE</b> , the PP has procured Consent to Operate dated 04.02.2020 after starting operation of project in ex-post facto manner to regularise the project construction.	M.P.C. Board has granted Consent to Operate to the project on 04/02/2020 for Total Plot Area-26,100.00 m <sup>2</sup> & completed construction BUA-42,670.82 m <sup>2</sup> which was valid up to 31/11/2020 given at <b>Annexure-VI</b> . The validity of Consent to Operate granted by the M.P.C.Board to the said

		project is expired on 31/11/2020. Project proponent / society (if handed over to society) has not applied for renewal of consent.
j.	<b>BECAUSE</b> , the PP is discharging waste water in Pawana River and causing water pollution.	The Joint Committee has observed that the treated sewage is given by Respondent PP to nearby plant nurseries for utilisation. This utilised water may percolate and meet to river hence, the Joint Committee has asked the Irrigation Department & PP to submit information regarding usage of water and reuse of water.
k.	<b>BECAUSE</b> , the PP has not preserved top soil and committed violation of the EC condition.	The Joint Committee has asked the PP to submit compliance report on this aspect during construction phase.
l.	<b>BECAUSE</b> , the PP has not carried out testing of top soil and ground water quality for contamination.	The Joint Committee has asked the Respondent PP to submit the testing reports. MPCB has also collected samples and submitted for analysis , the analysis results are awaited.
m.	<b>BECAUSE</b> , the PP is not operating STP in scientific manner and sewage water is discharged into Pawana River.	PP has provided Sewage Treatment Plant (STP) of capacity 380 CMD capacity with Primary, Secondary &

		Tertiary treatment system. Samples of the same are collected by MPC Board Official and sent for analysis. The analysis results are awaited.
n.	<b>BECAUSE</b> , the PP has not installed solar energy system & Solar water heater for energy saving.	Solar Water heating system has been installed on roof top of the building.
o.	<b>BECAUSE</b> , there is no fire station within 15 Km from project site, in case of fire it will create danger to the human life.	Collector Office & PMRDA to give the information.
p.	<b>BECAUSE</b> , the PP has not made tree plantation as per the EC conditions.	Tree plantation was observed but the Joint Committee has asked PMRDA to give information as PMRDA is the authority to issue Garden NOC.
q.	<b>BECAUSE</b> , the PP has not submitted six monthly compliance report and monitoring report.	Joint Committee has asked the PP to submit the report.
r.	<b>BECAUSE</b> , the PP is extracting ground water in illegal manner from three bore wells without CGWA permission.	The Joint Committee observed that Respondent PP is using well water. The Committee has requested Irrigation Department to give information.
s.	<b>BECAUSE</b> , the PP has not developed Landscape area as per CPCB norms.	CPCB & PMRDA to give the information as per norms.
t.	<b>BECAUSE</b> , the PP has not obtained prior sanction for change in scope of the project on account of increase in total BUA and	PMRDA to provide the information.

	tenements, ground coverage, total plot area etc.	
u.	<b>BECAUSE</b> , the PP has not obtained revised / amended Environment Clearance.	PP has not applied and further verification will be done after receipt of architect certificate.
v.	<b>BECAUSE</b> , the PP has not obtained revised / amended Consent to Establish.	PP has not applied and further verification will be done after receipt of architect certificate
w.	<b>BECAUSE</b> , the PP has not obtained revised / amended Consent to Operate	PP has not applied and further verification will be done after receipt of architect certificate
bb.	<b>BECAUSE</b> , the conduct of PP has prepared false and misleading area statement in sanction plan by suppressing non-development area of 1400 Sq. Mtrs. as Pot Kharaba and this area is part of Pawana River, which cannot be claimed for FSI and it is clear cut forgery amounting to cheating public at large with help of bureaucrats.	Collector Office & PMRDA to give the information.

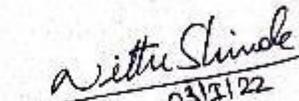
The grievances noted above have been called for explanation from Irrigation & PMRDA authority, however these departments need time for submission as time is needed to carry out detail study and there by non-compliances. Hence the observations of the Joint Committee have been commuted in respective para.

The Joint Committee humbly submits that for detailed report as per grievances mentioned in the Application more time is required. In view of this, it is humbly submitted by the Joint Committee before Hon'ble NGT (WZ) to take this report on record and grant permission to file additional detailed report.

Submitted.



(Pankaj Joshi)  
Member, SEIAA

  
03/01/22  
(Nitin Shinde)  
I/c Regional Officer,  
MPCB Pune

(Shri Sandesh Shirke)  
Representative, Collector, Pune



(Shri Pratik Bharne)  
Scientist-E, CPCB RD, Pune

Dated: 03/01/2022

Item No. 02

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI**

(By Video Conferencing)

Original Application No. 17/2021 (WZ)

Tanaji Balasaheb Gambhire

Applicant

Versus

Union of India &amp; Ors.

Respondent(s)

Date of hearing: 09.06.2021

**CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON  
HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER  
HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER  
HON'BLE MR. JUSTICE BRIJESH SETHI, JUDICIAL MEMBER  
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER**

Applicant: Mr. Nitin Lonkar, Advocate

**ORDER**

1. Grievance in this application is against location of a building project developed by M/s XRBIA North Hinjewadi Developers Private Limited, Pune, Respondent No. 12 in prohibited area of blue flood line of 'Pawana River' and also in violation of conditions of Environmental Clearance (EC) dated 31.03.2015 and conditions of Consent to Operate dated 04.02.2020 under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981. There is also allegation of violations of Solid Waste Management Rules, 2016. The applicant has filed the blue flood line map of the river apart from order of EC and Consent to Operate in support of the above averments.
2. We have heard learned Counsel for the applicant and perused the record to which our attention has been drawn.

3. Since averments give rise to a substantial question of environment, we consider it appropriate to require a joint Committee of CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to look into the matter and give its report about the status of compliance on above aspects within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. If the report is adverse to the project proponent, copy of the report be furnished to it for compliance or if there are objections, the same be filed before the next date before this Tribunal.

The applicant is at liberty to furnish a set of papers to the CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to facilitate compliance of the above order.

List for further consideration on 21.09.2021.

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

Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

M. Sathyanarayanan, JM

Brijesh Sethi, JM

Dr. Nagin Nanda, EM

June 09, 2021  
Original Application No. 17/2021 (WZ)  
A

Item No. 07

(Pune Bench)

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

(By Video Conferencing)

Original Application. No.17/2021 (WZ)

Tanaji Balasaheb Gambhire

Applicant(s)

Versus

Union of India &amp; Ors.

Respondent(s)

Date of hearing: 17.11.2021

**CORAM: HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER  
HON'BLE DR. ARUN KUMAR VERMA, EXPERT MEMBER**

Applicant: Mr. Nitin Lonkar, Advocate

Respondent: Mr. Vilas A. Jadhav, Advocate for R-6 &amp; 7

**ORDER**

1. The Tribunal in continuation of the earlier orders more particularly the order dated 09.06.2021, is passing the following order:-

- (i) Mr. Nitin Lonkar, Learned Counsel appearing for the Applicant would submit that despite a lapse of five months, the report is yet to be placed on record and prays for appropriate directions, to file the said report, at the earliest.
- (ii) Mr. Vilas Jadhav Learned standing Counsel appearing for the Respondent Nos. 6 and 7 would submit that steps are already underway to finalize the report and it will be filed on the next date of hearing.
- (iii) The Tribunal has considered the rival submissions and also perused the materials placed before it.

**TRUE COPY**

- (iv) A perusal of the order dated 09.06.2021 would disclose that no nodal agency has been appointed and in the light of the said fact, the Tribunal appoints Respondent No.7 as the nodal agency to coordinate the efforts with other committee members.
- (v) In the light of the time sought for by the Learned Standing Counsel appearing for the Respondent Nos. 6 and 7, the Tribunal is inclined to grant time as a final chance to file the report, failing which, the Respondent No.7 shall appear through video conferencing for rendering necessary assistance to this Tribunal.
- (vi) Call on 04.01.2022, as a last chance for filing the joint committee report, failing which, the Respondent No.7 shall appear through video conference for rendering necessary and effective assistance to this Tribunal.
- (vii) A copy of this order be communicated to Respondent Nos. 4, 5, 6, 7 and 9.



**TRUE COPY**

M. Sathyanarayanan, JM

Dr. Arun Kumar Verma, EM

November 17, 2021  
Original Application. No.17/2021 (WZ)  
JG

**MAHARASHTRA POLLUTION CONTROL BOARD  
SUB REGIONAL OFFICE – PUNE-II**

Phone No.(020) 2581 1694  
(020) 2581 1627  
Fax No. (020) 2581 1029



Jog Center, 2<sup>nd</sup> Floor,  
Wakdewadi,  
Old Pune-Mumbai Road,  
Pune -411 003

Visit us at <http://mpcb.mah.nic.in>  
Email-sropune2@mpcb.gov.in

Ref. No. SRQP-II/

21/220-ATS-0103

Date:- 20/12/2021

To,

- 1) Assistant Town Planner,  
PMRDA, 4<sup>th</sup> Floor, PCNTDA Building,  
New Administration Building,  
Near Aakurdi Railway Station,  
Aakurdi, Pune-411044
- 2) Executive Engineer,  
Khadakwasla Irrigation Division,  
3<sup>rd</sup> Floor, Sinchan Bhavan,  
Mangalwar Peth, Pune-11

**Sub :** Visit of Joint Committee constituted by Hon'ble NGT (WZ)

**Ref :** 1. Orders issued by Hon'ble NGT (WZ) in the matter Original Application No.17/2021 (WZ) titled as Tanaji Balasaheb Gambhire Vs Union of India & Ors, dated 09/06/2021 and 17/11/2021

Sir/Madam,

With reference to above subject matter this is to inform you that the grievances raised by applicant in the matter Original Application No.17/2021 (WZ) before Hon'ble NGT (WZ) are related to your office, hence you are requested to remain present at the time of joint committee visit scheduled on 22/12/2021 at 10.00 am to project namely M/s Xrbia North Hinjewadi Developers Pvt.Ltd., S.No.01, Vill.Bebadohal, Tal.Maval, Dist.Pune. To co-ordinate about above said visit, you may contact to Shri.Sandeep M. Motegaonkar, Field Officer, Sub Regional Office, MPCB, Pune-II (Mob-9769800987).

For and on behalf of  
Maharashtra Pollution Control Board

*Nitin Shinde*

(Nitin Shinde)  
Sub Regional Officer, Pune-II

Encl:-Hon'ble NGT's (WZ) orders

Copy to:  
Regional Officer, Pune : For information please.

Government of Maharashtra

SEAC-III- 2013/CR-244/TC-3  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 31st March, 2015.

To,  
Mr. Veer Bharati Kouls  
Xrbia North Hinjewadi Developers Pvt. Ltd.  
(Lily floriculture Pvt Ltd)  
929, Mantri House, 1<sup>st</sup> Floor, FC Road,  
Pune-411004

**Subject: Environment clearance for proposed residential project "Megacity" on the plot bearing S.No.01 at village Bebadohal, Tal. Maval, Distt.Pune by M/s. Lily Floriculture Pvt.Ltd**

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 8<sup>th</sup> & 11<sup>th</sup> meetings 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 79<sup>th</sup> & 82<sup>nd</sup> meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of Project	"Proposed Residential Development" Gat. No. 01 Village Bebadohal, Tal : Maval , Dist : Pune, State- Maharashtra
Project Proponent	Xrbia North Hinjewadi Developers Pvt. Ltd.(Lily floriculture Pvt Ltd)
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project: Housing project /Industrial Estate/SRA scheme/ MHADA /Township or others	Proposed Residential Development.
Location of the Project	Gat. No. 01 Village Bebadohal, Tal : Maval , Dist : Pune, State- Maharashtra
Whether in Corporation /Municipal/other area	Town Planning Dept. Pune

Applicability of the DCR	Regional Planning DCR			
IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Part sanction received ,remaining applied			
Note on the initiated work (if applicable)	No work has been initiated			
LOI/ NOC from MHADA /Other approvals (If applicable)	N.A			
Total Plot Area (sq.m.) Deductions Net Plot area	Plot Area: 26,100.00 Sq. Mt. Deductions : Amenity Area: 3,915.00 Sq.Mt. Total Deduction : 3,915.00 Sq.mt Net plot area : 22,185.00 Sq.mt			
Permissible FSI (including TDR etc.)	Permissible FSI : 31059.00 Sq.mt			
Proposed Built-up Area (FSI & Non-FSI)	FSI : 31,059.00 Sq.mt. Non FSI : 11,611.82 Sq.mt. Total : 42,670.82 Sq.mt.			
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Total Ground coverage is 3,730.85 Sq.mt. 14.29 % of net plot area.			
Estimated Cost of the Project	Rs. 55 Cr/-			
No. of building & its configuration (s)	#	Building Type	Number Of Floors	Number Of Flats/Building
	1	A 2	G +9	115
	2	B 1	P +7	56
	3	B 2	P +7	56
	4	B 3	P +7	56
	5	B 4	P +7	56
	6	B 5	P +7	56
	7	B 6	P +8	64

	8	B 7	P+12	96
	9	C 1	P+9	72
	10	C 2	P+9	72
	TOTAL			699
Number of tenants and shops	No. of Tenements: - 699 nos.			
Number of expected residents/users	Residential Users: 3495 nos.			
Tenant density per hector	300 tenants per hector			
Height of the building(s)	37.7 mtr.			
Right of way(Width of the road from the nearest fire station to the proposed building(s))	Nigdi fire station approx 16 km & Width of the road from the fire station to the proposed building 30mt. wide road abutting to site			
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement from all around the building is 9 m.			
Existing structure(s)	No existing structures.			
Details of the demolition with disposal (If applicable)	No demolition work.			
Total Water Requirement	Residential Dry season: Source: Irrigation Dept, Pune Fresh water (CMD): 316 Recycled water (Residential CMD): 156 Recycled water (Garden CMD): 30 HAVC makeup: - Not Applicable Total fresh water requirement: 316 Excess treated water (CMD): 152 Swimming Pool: Not Applicable Fire fighting (CMD): UGT : 150 KLD – 2 Nos			

	<p>Wet Season:  Source: Irrigation Dept. Pune  Fresh water (CMD): 316  Recycled water (Residential CMD): 156  Recycled water (Garden CMD): - 15  HAVC makeup: - Not Applicable  Total fresh water requirement: 316  Excess treated water (CMD): 182  Swimming Pool: Not Applicable  Fire fighting (CMD): UGT: 150 KLD -2 Nos.</p>
Details about Swimming Pool:	<p>Dimension of Swimming Pool: Not Applicable  Total water Requirement in KLD: Not Applicable  Water requirement for make up in KLD: Not Applicable  Details of Plant &amp; Machinery used for treatment of Swimming pool water: Not Applicable</p>
Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 6 -10 meter  Size and no of RWH tank(s) and Quantity :- 35 cum.  Location of the RWH tank(s) :- NW Side of the project site  • Size, no of recharge bore well and Quantity: - 1 m x 1 m x 1 m - 15 Nbs. Budgetary allocation (Capital cost and O&amp;M cost)  Capital Cost :- Rs 15 lacs  O &amp; M cost :- Rs. 0.4 lacs/ annum</p>
UGT tanks	<p>Residential:  Domestic UG tank Capacity: 316 KLD  Flushing UG tank Capacity: 187 KLD  Fire UG tank Capacity: 150 KLD - 2 Nos.  Commercial:  Domestic UG tank Capacity: -Not Applicable  Flushing UG tank Capacity: Not Applicable  Fire UG tank Capacity: Not Applicable</p>
Storm water drainage	<ul style="list-style-type: none"> <li>• Natural water drainage pattern: Dendrite pattern. The property slopes very gently towards NW (North west side)</li> <li>• Quantity of storm water: 436 m<sup>3</sup>/day</li> <li>• Size of SWD: Internal storm water drain 900 mm wide drain</li> </ul>
Sewage and Wastewater	<ul style="list-style-type: none"> <li>• Sewage generation :- 377 m<sup>3</sup>/day</li> <li>• Capacity of STP (CMD):- 380 m<sup>3</sup></li> </ul> <p>STP technology :- Fluidized Aerobic Bio-Reactor (FAB)  • Location of the STP: - SW side of the project site  • DG sets (during emergency):- Load considered in the Common D.G. Set  • Budgetary allocation (Capital cost and O&amp;M cost)  Capital Cost: - Rs. 76 lacs  O &amp; M Cost: - Rs. 12 lacs/ annum</p>
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> <li>• Waste generation : 25 Kg/Day</li> <li>• Quantity of the top soil to be preserved: - 1500 m<sup>3</sup>.</li> </ul>

	<ul style="list-style-type: none"> <li>Quantity of the debris :- 10528 m<sup>3</sup></li> </ul> <p>Disposal of the construction way debris: - This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites.</p> <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> <li>Residential : Biodegradable : 943 Kg/ day Non-Biodegradable : 629 Kg/ day</li> <li>Commercial : Biodegradable : Not Applicable Non-Biodegradable: Not Applicable</li> <li>Total Biodegradable : 943 Kg/ day</li> <li>E - waste (Kg/month) :- Negligible</li> <li>STP Sludge (Dry sludge) (Kg/day):- 16 approx.</li> </ul> <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> <li>Dry waste:- handed over to authorized agency for disposal</li> <li>Wet waste:-Vessel composting</li> <li>E - waste:- handed over to authorized recyclers Hazardous waste:- authorized hazardous waste management agencies</li> <li>STP Sludge (Dry sludge):- used as manure</li> </ul> <p>Area requirement:</p> <ol style="list-style-type: none"> <li>Location of OWC: - SW side of the project site</li> <li>Area for the storage and treatment of the solid waste:- 74 Sq.mt.</li> </ol> <p>Budgetary allocation (Capital cost and O&amp;M cost) Capital Cost : Rs. 15 Lacs O &amp; M Cost : Rs. 5Lacs /annum</p>																									
<p>Total RG area: 6000 Sq.mt</p> <ol style="list-style-type: none"> <li>RG area other than green belt (Please specify for Playground, etc.) Landscape area:- 500 Sq.mt.</li> <li>RG area under green belt: Green covers Area: 5,500 Sq.mt.</li> <li>Plantation: Number and list of trees species to be planted in the ground RG:- 357 Nos. trees to be planted List of Trees :-</li> </ol>																										
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5.	<i>Mimisops elengii</i>	Bakul	48	Shady tree, small white fragrant flowers
6.	<i>Ficus Retusa</i>	Nandruk	32	Medium sized evergreen tree, Shady tree
7.	<i>Lagerstroemia flos reginea</i>	Tamhan	36	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers
8.	<i>Bahunia racemosa</i>	Apta	22	Small tree with small white flowers, Butterfly host plant
9.	<i>Ficus religiosa</i>	Pimpal	25	Medium sized evergreen tree, Shady tree.
10.	<i>Anthocephalus cadamba</i>	Kadamb	20	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
11.	<i>Azadiracta indica</i>	Neem	22	Neem is extremely beneficial to save the environment from pollution, since its in-florescence is purifying 'with its feathery crests tossing fifty feet into the sky' Neem is a veritable "Kalpataru" for giving healthy environment. It also brings other environmental benefits such as flood control, reduced soil erosion and less salination.
12.	<i>Erythrina indica</i>	Pangara	16	Medium sized deciduous tree. Bright scarlet flowers.
13	<i>Chukrasia tabularis</i>	Indian Mahagony	26	Fast growing evergreen tree with broad symmetrical crown, medicinal plant. Bark is used to cure Maleria,diarrhea.
			357	

#### 4. Budgetary allocation (Capital cost and O&M cost)

Capital Cost: -Rs. 23 Lacs &

O & M cost :- Rs. 4.5 lacs/ annum

Energy	<p>Power Supply:</p> <ul style="list-style-type: none"> <li>• Residential Connected Load: 2104 KW</li> <li>• Commercial : Connected Load : Not Applicable</li> <li>• Source - MSEDCL</li> </ul> <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> <li>• LED fittings are used for Parking, landscape &amp; Solar street lighting (20%) instead of conventional light fittings.</li> <li>• Exterior lighting to be controlled by time switch.</li> <li>• Energy efficient motors.</li> <li>• Maximum allowable power loss from transformer to be within specified limits Details</li> <li>• Calculation &amp; % of saving -27.42 %</li> <li>• Compliance of the ECBC guideline( YES/NO)- Yes</li> </ul>
--------	--

	Clause No. 7.2	Mandatory requirements for lighting	Lighting controls, Exit signs, lighting for exterior building grounds shall be provided as specified in ECBC, as applicable.
	Clause No. 7.2.1.4	Exterior lighting control	Exterior lighting is controlled by time switch (Timer with contactor) as applicable.
	Clause No. 7.3	Interior lighting power	Interior lighting power (LPD) is within the limits as per above mentioned clause in ECBC.
	Clause No. 7.4	Exterior lighting power	Exterior lighting power (LPD) is within the limits as per above mentioned clause in ECBC norms.
	Clause No. 8.2	Mandatory requirements for electrical power	Transformers, Energy efficient Motors, power factor correction, check metering and monitoring, power distribution systems shall be as specified in ECBC.
	Clause No. 8.2.1	Maximum allowable transformer losses	Maximum allowable transformer losses are to be within specified limits as per above clause in ECBC.
	Clause No. 8.2.3	Power factor correction	Power factor correction as applicable to above mentioned clause for commercial building only.
	Clause No. 8.2.5.1	Distribution losses	Distribution losses are maintained in such a way that not exceeding 1% of total power usage.
<ul style="list-style-type: none"> <li>Budgetary allocation( capital Cost &amp; O&amp; M Cost)</li> <li>Capital Cost – Rs. 20 lacks</li> <li>O &amp; M Cost – Rs. 0.50 Lacks. Per Annum.</li> <li>DG Set:</li> <li>DG Set – 570 kVA (250+320 kVA)</li> </ul>			
Environmental Management plan Budgetary Allocation: During Construction Phase:	Construction phase (with Break-up):		
	Parameter	Cost (Rs. In lacs)	

During Operation phase:

Water For Dust Suppression	1.80
Air & Noise monitoring	0.24
Topsoil Management and soil erosion control	15.5
Water monitoring	0.26
Site Sanitation	2.50
Gardening Set up	14.96
Disinfection- Pest Control	0.36
First Aid Facilities	1.2
Health Check Up	2.40
Training and awareness	1.0
Personal Protective Equipments	9.0
CFL lamps for labour hutments	0.075
Modular STP	10
Total	59.29

Operation Phase (with Break-up)-

Sr. No.	Parameter	Set up cost (Rs in In Lacs.)	Operational & Maintenance Cost(Rs in Lacs. per annum)
1	STP Cost	76	12
2	Rain Water Harvesting	15	0.4
3	WTP	15	5.0
4	Pond for Treated Sewage	20	0.5
5	Environmental Monitoring	MoEF approved laboratory	12.96
6	Gardening	8.4	4.5
7	Solid waste	10	1.80
8	Solar Street Light	15	0.25
9	BMS	--	5
	Total	164.4	40.41

a. Quantum and generation of Corpus fund and commitment :

Project proponent shall operate and maintain EMF for 3

	years after giving possession and shall also generate corpus fund during 3 years for O & M of Rs 121.23 lacs (i.e. 40.41 lacs x 3 years). b. Responsibility for further O &M : Corpus fund shall be handed over to the society. Environmental Management Facilities will be handed over with M.O.U. along with society.																																																																			
Traffic Management Parking Statement  Residential: Commercial:	<p>Traffic generated from this project will confluent on proposed 30 m wide road. Parking details:</p> <table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Type of Building</th> <th rowspan="2">Floors</th> <th colspan="2">Parking Provided</th> </tr> <tr> <th>CARS</th> <th>SCOOTERS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>A2</td> <td>G+9</td> <td>5</td> <td>24</td> </tr> <tr> <td>2</td> <td>B1</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>3</td> <td>B2</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>4</td> <td>B3</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>5</td> <td>B4</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>6</td> <td>B5</td> <td>P+7</td> <td>13</td> <td>50</td> </tr> <tr> <td>7</td> <td>B6</td> <td>P+8</td> <td>13</td> <td>50</td> </tr> <tr> <td>8</td> <td>B7</td> <td>P+12</td> <td>13</td> <td>50</td> </tr> <tr> <td>9</td> <td>C1</td> <td>P+9</td> <td>15</td> <td>50</td> </tr> <tr> <td>10</td> <td>C2</td> <td>P+9</td> <td>15</td> <td>50 0</td> </tr> <tr> <td>11</td> <td>In Layout</td> <td></td> <td>126</td> <td>449</td> </tr> <tr> <td>12</td> <td>Cycles</td> <td></td> <td></td> <td>923</td> </tr> </tbody> </table> <p>Width of all Internal roads (m): Width of driveways is 12 m wide.</p>	Sr. No.	Type of Building	Floors	Parking Provided		CARS	SCOOTERS	1	A2	G+9	5	24	2	B1	P+7	13	50	3	B2	P+7	13	50	4	B3	P+7	13	50	5	B4	P+7	13	50	6	B5	P+7	13	50	7	B6	P+8	13	50	8	B7	P+12	13	50	9	C1	P+9	15	50	10	C2	P+9	15	50 0	11	In Layout		126	449	12	Cycles			923
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3. The proposal has been considered by SEIAA in its 79<sup>th</sup> & 82<sup>nd</sup> meetings & 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 :

**General Conditions for Pre- construction phase:-**

- (i) This environmental clearance is issued subject to utilization of excess treated water.

- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) STP capacity shall be increased appropriately considering waste water generation.
- (v) 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.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) 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.
- (viii) "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.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

#### General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) 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.
- (iv) 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.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

- (vii) 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.
- (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) 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.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) 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.
- (xv) 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.
- (xvi) 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).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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.

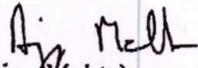
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) 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.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) Diesel power generating sets proposed as source of back up 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.
- (xxx) 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.
- (xxxi) 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.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

**General Conditions for Post- construction/operation phase-**

- (i) 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.
- (ii) 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.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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.
- (viii) 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>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as

amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
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 for a period of 5 years.
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 environmental 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.

  
 (Ajoy Mehta)  
 Principal Secretary,  
 Environment department &  
 MS, SEIAA

**Copy to:**

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021.

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 3/03/2015 )

**MAHARASHTRA POLLUTION CONTROL BOARD**

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

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



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

**Infrastructure/Orange/L.S.I****Consent order No: Format 1.0/BO/ROHQ/CE/PN-20203-13/CC-5709****Date: 14/06/2014**

To,  
M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,  
S.No.1 Village- Bebadohal,  
Taluka Maval, Dist Pune.

**Sub : Consent to Establish in Orange category for Building / construction project.****Ref : Minutes of Consent Committee meeting held on 10/06/2014****Your application:- CE1401000317****Date: 16/12/2013****For: Consent to Establish for Construction of Residential 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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to Establish is granted for a period upto:- **Commissioning of the unit or five years, whichever is earlier.**
2. The Proposed Capital investment of the Project is **Rs 46.50 Crs.** (As per CA certificate).
3. The Consent to Establish is valid for development of new Residential project by M/s. Xrbia North Hinjewadi Developers Pvt. Ltd., at S.No.1 Village- Bebadohal, Taluka Maval, Dist Pune. on total plot area of **26,100.0 Sq. mtrs** and total construction built up area of **29290.31 Sq. mtrs.** As per construction commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	317.0 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (350.0 KVA)	1	As per Schedule -II

M/s. Xrbia North Hinjewadi Developers Pvt. Ltd., SRO Pune II/EO/L/97090000

Page 1 of 6

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	587.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	880.0	Kg/Day	Segregation	By sale
3.	STP Sludge	35.0	Kg/D	---	Used as manure

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the Environment Clearance.
10. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
11. The applicant shall submit an affidavit for complying provisions of RRZ policy 2009 such as Excess treated effluent generated from STP shall be connected to sewer line provided by local body & not store / dispose MSW within 500 mtrs from HFL of Pawana River.
12. This consent is issued as per distance certificate issued by Executive Engineer, Khadkwasala Irrigation Division, Pune-II on dated 09/04/2014 mentioning location of STP & Organic waste convertor plant 122.50 mtrs & 137.5 mtrs respectively from HFL of Pawana River.

For and on behalf of the  
Maharashtra Pollution Control Board

(Rajeev Kumar Mital) IAS  
Member Secretary

## Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	75100.0	084676	02/12/2013	Oriental Bank of Commerce

## Copy to:

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

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

- 1) A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 360.0 CMD

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

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Detergent	Not to exceed	01 mg/l.

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

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

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	440.0

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

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

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (350.0 KVA)	5.0	HSD/ Diesel	500.0

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

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

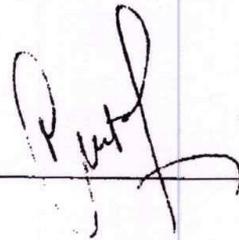
Particulate matter	Not to exceed	150.00 mg/Nm <sup>3</sup> .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration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

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.

**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	Establish	Rs. 3.0 lakh	15 days	Rs. 3.0 lakh for ensuring the compliance of consent conditions.	Upto Commissioning of the unit	Five years



Schedule-IVGeneral Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-080320/CO/CC-200200025)  
Date 04/02/2020

To,  
M/s. Xrbia North Hinjewadi Developers Pvt Ltd,  
S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune.

**Sub: Consent to Operate for Construction of Residential Development Projects is granted under Red category.**

- Ref: 1. Consent to Establish granted vide no. Format 1.0/BO/ROHQ/CE/PN-20203-13/CE-5709 dt. 14/06/2014.  
2. Environmental Clearance obtained Vide SEAC-III-2013/CR-244/TC-3 dt. 31/03/2015.  
3. Your Application vide UAN No. 080320 dt. 27/09/2019.  
4. Minutes of 10<sup>th</sup> Consent Committee Meeting held on 13/12/2019.

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

1. Consent to Operate is granted for period up to 31/11/2020.
2. The proposed capital investment of the project is Rs. 60.49 Cr. (As per C.A certificate submitted by project proponent)

The Consent to Operate is valid for Construction of Residential Development Projects named as M/s. Xrbia North Hinjewadi Developers Pvt Ltd, S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune, for total plot area 26,100.00 Sqm & completed construction BUA area 42,670.82 Sqm out of total construction BUA 42,670.82 Sqm, As per EC dt. 31/03/2015 including utilities and services and as per commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	377.00	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	200 KVA	1	As Per Schedule -II

## 5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	943.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	629.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd. 31/03/2015 for total plot area 26,100.00 Sqm & total construction BUA area 42,670.82 Sqm.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

## Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	1,00,000/-	NEFT/OW/SAA75647556	09/10/2019	Oriental Bank of Commerce

## Copy to:

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

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

1) A] As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 380.00 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 ir 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	472.00

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-IITerms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO <sub>2</sub>
1.	DG Set (200 KVA)	Acoustic enclosure	3.00	HSD	35.00	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> .
--------------------	---------------	--------------------------

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

Maharashtra Pollution Control Board

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

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	31.03.2021

*[Handwritten Signature]*

**Maharashtra Pollution Control Board**

Schedule-IVGeneral Conditions:

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

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

Annexure - VII

**ASHISH TARODE.**

Reg No. CA/2006/38683

Architect &amp; Designer

Office:- Xrbia Developers

Ud. 929, 1<sup>st</sup> Floor 'Mantri House'

F.C. Road Pune 11004

Cell No:-9922436478

DATE: 03/12/2019

**TO WHOMSOEVER IT MAY CONCERN**

I, Mr. ASHISH TARODE, Licensed Architect, (License No. CA/2006/38683) engaged in providing architectural services for Residential Project at Gat No. 01, Village Bebadohal, Tal Maval, District Pune, by Xrbia North Hinjewadi Developers Pvt. Ltd., herewith certify that the construction work at the said project is complete as per the Area Statement mentioned hereunder --

S. NO.	PARTICULARS	CONSTRUCTION AREA (SQ.M.)
1	BUILDING A2	5533.83
2	BUILDING B1	3133.79
3	BUILDING B2	3133.79
4	BUILDING B3	3133.79
5	BUILDING B4	3576.8
6	BUILDING B5	3576.8
7	BUILDING B6	4025.14
8	BUILDING B7	4025.12
9	BUILDING C1	5212.84
10	BUILDING C2	5212.84
11	AREA OF SERVICES (i.e. STP, OWC, DG, TRANSFORMER, UGWT, & REFUGE)	2105.68
<b>TOTAL CONSTRUCTED AREA</b>		<b>42670.42</b>



Thanks & regards  
Yours faithfully,  
Ar. Ashish Tarode  
Reg No. CA/2006/38683

Item No.4

(Pune Bench)

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

(By Video Conferencing)

**ORIGINAL APPLICATION NO.17 OF 2021 (WZ)**

Tanaji Balasaheb Gambhire

.... Applicant

Versus

Union of India &amp; Ors.

....Respondents

Date of hearing : 23.03.2023

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

Applicant : Applicant-in-person present

Respondents : Mr. Raghvendra B. Kulkarni, Advocate holding for  
Mr. Rahul Garg, Advocate for R-1  
Mr. Aniruddha Kulkarni, Advocate for R-3, R-4 & R-5  
Mr. Vilas A. Jadhav, Advocate for R-6 and R-7  
Mr. Sameer Khale, Advocate for R-10  
Ms. Supriya Dangare, Advocate for R-12

**ORDER**

1. From the side of the applicant, the applicant-in-person has appeared.

2. We have gone through the Joint Committee report, which is annexed at pages 271 to 279 of the paper-book. In the said report, the summary/conclusions have been given in tabular form. We have gone through the conclusions and find that with respect to the point examined relating to the allegation that entire project is constructed in prohibited area of blue flood line of Pawana river and the construction being illegal, its demolition is needed, the conclusion is submitted saying that the Project Proponent has carried out illegal construction in blue line of the said river and the Joint Committee has asked PMRDA and Irrigation Department to

submit their reply in respect of the said issue. We find that respondent No. 11 – Water Resource Department has filed reply-affidavit wherein at page 793, it is recorded that on 03.02.2022, the Executive Engineer of Irrigation Department had visited the site and verified the location of blue line on site with respect to R.L. (Reduce Level) 573.00 m and it was seen that respondent No.12 – Project Proponent has carried out compound wall and parking space within blue line and dumped material within blue line and river bank because of which the river bank is raised. Respondent No.12 has fixed parking paver blocks in that area. Regarding the diversion of natural water flow, it is stated that the same is not altered or modified but definitely the reclamation and construction by respondent No12 created obstacle to the water flow of Pawana river.

3. With the Annexure-D to the said reply of Irrigation Department is a letter written by the Deputy Divisional Engineer, Ursa Irrigation Sub-Division, Pavanagar addressed to the Metropolitan Commissioner, Pune Metropolitan Region Development Authority (PMRDA) wherein it is recorded that this organization (XRBIA), North Hinjewadi Developers Pvt. Ltd. has dug an unauthorized well within their premises within 15 meters from Pavana river and built construction and drilled another unauthorized well within 35 meters from the river bed. No official approval for water supply to the housing organization has been taken and the organization is using water illegally from Pavana river, which requires legal action to be taken against the organization.

4. With respect to the other objections, which have been raised by the applicant which are found to have been mentioned in tabular form in the summary/conclusions of the Joint Committee report from “b” to “bb”, with regard to most of these, it has been recorded in this report that the PMRDA was asked to give information with regard to these points/objections raised. It is quite apparent from this Joint Committee report that the Committee has not exerted to obtain this information in full from the Authorities concerned

and shifted its responsibility upon other Authorities such as PMRDA and Collector to give information, which appears to be only completion of formality and not genuine efforts on its part to obtain this information. Therefore, we direct the Joint Committee to submit additional report in respect of all these points regarding which they have mentioned that the information has been sought from the concerned Department/Authority. We expect the Authorities concerned shall cooperate in furnishing the information to the members of the Joint Committee. This additional report must be filed within two weeks.

5. Looking to the fact that most of the replies directed to be given by PMRDA to the Joint Committee, have not been furnished nor reply-affidavit has so far been filed by PMRDA before us despite sufficient opportunity having been given, we deem it appropriate to add one member of PMRDA in the Joint Committee.

6. As per our previous order, from the side of respondent No.3 – Environment Department, respondent No.4 – SEIAA Maharashtra and respondent No. 5 – SEAC (III), learned standing counsel Mr. Aniruddha Kulkarni has appeared and apprised us that he needs one week to file the reply-affidavit though we had earlier granted two weeks' time to file the reply-affidavit. We allow a week's time to him by way of last opportunity to file the reply-affidavit.

7. From the side of respondent Nos.6 and 7 – MPCB, learned counsel Mr. Vilas Jadhav has appeared and states that he has filed the reply-affidavit.

8. Since learned counsel Mr. Sameer Khale has apprised us that he has sent e-mail to the Department (PMRDA) regarding filing of the reply-affidavit but no response has been received from them, it is a matter of great concern to us. The PMRDA is an important party in the present case. We, therefore, direct PMRDA to file the reply-affidavit positively within a week failing which the Commissioner, PMRDA shall remain present personally before us on the next date to explain the reasons/difficulty in filing the reply-affidavit.

9. From the side of respondent No.11 – Water Resources Department, learned counsel Ms. Supriya Dangare has appeared and states that the reply-affidavit has been filed.

10. From the side of respondent No.12 – Project Proponent, learned counsel Mr. Saket Mone has appeared and states that he has been provided a copy of the Joint Committee report today. He may file objection to it, if so required within a period of one week. He may also file reply against the reply-affidavits filed by other respondents.

11. From the side of the applicant, it is being pressed that the demolition of the property in question is very much required in the present case and it is urged that the plots which have been constructed on the property in question have already been sold and the society has been registered under the Maharashtra Cooperative Societies Act and therefore, it is essential to implead the society and the residents thereof. Therefore, we direct the applicant to implead the society as respondent No.13 within a week and file amended copy of the memo of original application on record. The Registry shall issue notice to the newly impleaded respondent No.13, returnable within four weeks.

12. The Joint Committee shall visit the spot and conduct the inspection in the presence of the representative of the applicant or the applicant-in-person as well as the representative of respondent No.12 – Project Proponent so that no deficiencies remain.

13. Put up this matter on 19.05.2023.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

March 23, 2023  
O.A. NO.17 OF 2021 (WZ)  
npj

Date - 17/05/2023

As per Hon'ble NGT order in O.A.No. 17/2021  
following committee members are present for the verification / inspection the site in question on. All the member are here by requested to submit there verification report in hard and soft copy to this office at the earliest to prepare final report on following email ID  
sropune2@mpcb.gov.in

Sr. No	Name & Department	Mob. No	E-mail ID	Signature
1.	Pratik D. Bhasne CPCB, RD, Pune	9428167876	pratik-cpcb@gov.in	
2.	Ajinkya Pawar ATP, PMRDA, Pune.	7224932983	Pmrda.bps.manvat@gmail.com	
3.	Ashok shete Sub Divisional Engg. WRD Dept (Irrigation)	9850124093	sheteashok1504@gmail.com	
4.	Prasanna Kestane H.O. & Niche	9122030898	tehsildarprasa@gmail.com	
5.	Vijay Patil	9822401000	cekidpure@gmail.com	
6.	Nitin R. Shinde	9545000067	sropune2@mpcb.gov.in	
7.	Adv. Vijay Mhaske Representative from Applicant	7058123350	adv.vijayMhaske@gmail.com	

8. Veer Bharti Koul (9960400259)   
veerkoul@xobias.com  
veerkoul@xobias.com

9. Pravin Chaudhari (9869761884)   
Secretary   
Secretary@xobiasiveofznt.com

10. Tanaji B. Gambhise - 9420181896   
tanaji-gjune@yahoo.com  
(Original Applicant) 12:50 PM

Item No. 5

(Pune Bench)

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

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

Original Application No.17/2021(WZ)  
I. A. No. 190/2022(WZ)

Tanaji Balasaheb Gambhire

.....Applicant

Versus

Union of India &amp; Ors.

....Respondent(s)

Date of hearing: 19.05.2023

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

Applicant : Applicant in-person along-with Mr. Vijay Mhaske, Advocate  
Respondent(s) : Mr. Rahul Garg, Advocate for R-1/MoEF&CC  
Mr. Aniruddha Kulkarni, Advocate for R-3/Env. Deptt.,  
R-4/SEIAA & R-5/SEAC-III  
Mr. Sameer Khale, Advocate for R-10/PMRDA  
Ms. Supriya Dangare, Advocate for R-11/WRD  
Mr. Saket Mone, Advocate along-with Mr. Abhishek Salian,  
Advocate for R-12/PP

**ORDER**

1. From the side of Applicant, Applicant in-person has appeared.
2. From the side of Respondent No. 1/MoEF&CC, learned Counsel Mr. Rahul Garg has appeared and apprised that reply affidavit has already been filed.
3. From the side of Respondent No. 3/Environment Department, for Respondent No. 4/State Environment Impact Assessment Authority (SEIAA) and for Respondent No. 5/SEAC-III, learned Counsel Mr. Aniruddha Kulkarni has appeared and apprised that reply affidavit has been filed only on behalf of Respondent No. 4/SEIAA.

4. From the side of Respondent Nos. 6 & 7/MPCB, learned Counsel Mr. Vilas A. Jadhav has sent us an e-mail dated 18.05.2023 seeking adjournment on the ground that in pursuance to our previous order dated 23.03.2023, the Joint Committee conducted site visit on 17.05.2023 in presence of the Project Proponent, who raised objection on temporary blue line, which was marked by the Irrigation Department, hence it has been decided to conduct joint measurement by Bhumi Abhilekh Surveyor, Revenue Department and Irrigation Department, for which more time would be required. Hence, it is prayed that some additional time may be granted for filing the Joint Committee Report. We allow the request made by the learned Counsel for the Respondent Nos. 6 & 7 and grant one month's time for the same with the direction that a copy of report of the Joint Committee shall be served upon all other parties well in time so that if any objection is to be filed from their side, the same may be filed within a period of one week thereafter.

5. None has appeared from the side of Respondent No. 8/Town Planning Department, Pune and Respondent No. 9/Collector of Pune.

6. From the side of Respondent No. 10/PMRDA, learned Counsel Mr. Sameer Khale has appeared and apprised that reply affidavit has already been filed.

7. From the side of Respondent No. 11/WRD, learned Counsel Ms. Supriya Dangare has appeared and apprised that reply affidavit has already been filed.

8. From the side of Respondent No. 12/Project Proponent, learned Counsel Mr. Saket Mone has appeared and apprised that reply affidavit has already been filed.

9. None has appeared from the side of newly impleaded Respondent No. 13/Xrbia River Front Co-Operative Housing Society Ltd., despite sufficient service.

10. Service affidavit has been filed by the Applicant today, which shows that notice has been delivered to Respondent No. 13.

Put up this matter for final hearing on 28.08.2023.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

May 19, 2023  
Original Application No.17/2021(WZ)  
I. A. No. 190/2022(WZ)  
P.Kr

MAHARASHTRA POLLUTION CONTROL BOARD  
SUB REGIONAL OFFICE – PUNE-II

Annxure-VI

Phone no.(020) 25811029



2nd floor, Jogcentre, Mumbai-  
Pune Rd Wakdewadi, PUNE –  
411 003

No. MPCB/SRP-2/ 230809-FTS-0208

Date: 09/08/2023

To,

1. Assistant Town Planner-Maval,  
Pune Metropolitan Regional  
Development Authority, 4<sup>th</sup> Floor,  
PCNTDA Building, New  
Administration Building, Near  
Akurdi Railway Station,  
Akurdi, Pune-411044
2. Executive Engineer,  
Khadakwasla Irrigation Division,  
3<sup>rd</sup> Floor, Sinchan Bhavan,  
Mangalwar Peth, Pune-11
3. Sub Divisional Officer-Maval,  
Bavdhan Road, Siddharth Nagar,  
Bavdhan, Pune-411021

Sub: - Regarding compliance of Hon'ble NGT (WZ) order dated 23/03/2023 and dated 19/05/2023 w.r.t O.A.No.17 of 2021 (WZ) Tanaji Balasaheb Gambhire Vs Union of India & Ors.

Ref: - 1. Joint Committee Visit dated 22/12/2021

2. Joint Committee Report filed on 03/01/2022

3. Orders of Hon'ble NGT (WZ) dated 20/03/2023 and 19/05/2023

4. Joint committee visit dated 17/05/2023

5. E-mail this office dtd. 22/12/2021, 29/12/2021, 30/12/2021, 12/01/2022, 19/01/2022, 21/02/2022, 08/03/2022, 02/05/2022, 09/08/2022, 19/09/2022, 15/05/2023, 18/05/2023, 28/07/2023, 02/08/2023

Sir,

With reference to above subject matter regarding compliance of Hon'ble NGT (WZ) order dated 23/03/2023 and dated 19/05/2023, you are requested to submit the information related to your office. Copy of joint committee report submitted before Hon'ble NGT is attached herewith. In the said report grievances raised by applicant are noted in tabular form and also concerned department is also mentioned. This office has communicated about submission of the requisite information, however till date this office is not in receipt of the requisite information.

Further to this Hon'ble NGT had issued an order dated 23/03/2023 stating as below:-

a) "Looking to the fact that most of the replies directed to be given by PMRDA to the Joint Committee, have not been furnished nor reply-affidavit has so far been filed by PMRDA before us despite sufficient opportunity having been given, we deem it appropriate to add one member of PMRDA in the Joint Committee."

b) "With respect to the other objections, which have been raised by the applicant which are

this report that the PMRDA was **979** asked to give information with regard to these points/objections raised. It is quite apparent from this Joint Committee report that the

Committee has not exerted to obtain this information in full from the Authorities concerned and shifted its responsibility upon other Authorities such as PMRDA and Collector to give information, which appears to be only completion of formality and not genuine efforts on its part to obtain this information. Therefore, we direct the Joint Committee to submit additional report in respect of all these points regarding which they have mentioned that the information has been sought from the concerned Department/Authority. We expect the Authorities concerned shall cooperate in furnishing the information to the members of the Joint Committee. This additional report must be filed within two weeks"

- c) "The Joint Committee shall visit the spot and conduct the inspection in the presence of the representative of the applicant or the applicant-in-person as well as the representative of respondent No.12 – Project Proponent so that no deficiencies remain."

Further to this Joint Committee visit was held again on 17/05/2023. During this visit project proponent raised objection on temporary blue line, which was marked by the Irrigation Department, hence it has been decided to conduct joint measurement by Bhumi Abhilekh Surveyor, Revenue Department and Irrigation Department. Hence additional time was requested to hon'ble NGT and following order was issued by Hon'ble NGT on 19/05/2023

"From the side of Respondent Nos. 6 & 7/MPCB, learned Counsel Mr. Vilas A. Jadhav has sent us an e-mail dated 18.05.2023 seeking adjournment on the ground that in pursuance to our previous order dated 23.03.2023, the Joint Committee conducted site visit on 17.05.2023 in presence of the Project Proponent, who raised objection on temporary blue line, which was marked by the Irrigation Department, hence it has been decided to conduct joint measurement by Bhumi Abhilekh Surveyor, Revenue Department and Irrigation Department, for which more time would be required. Hence, it is prayed that some additional time may be granted for filing the Joint Committee Report. We allow the request made by the learned Counsel for the Respondent Nos. 6 & 7 and grant one month's time for the same with the direction that a copy of report of the Joint Committee shall be served upon all other parties well in time so that if any objection is to be filed from their side, the same may be filed within a period of one week thereafter."

Despite of multiple reminders by e-mail from this office vide reference no. 5 PMRDA, Irrigation Department, Revenue Department has not submitted the requisite information. Next hearing of the above said O.A. 17/2021 is scheduled on 28/08/2023. Hence you are requested to submit information related to your office at the earliest for onward submission of Joint Committee Report before Hon'ble NGT (WZ)

  
(V.V. Killedar)

Sub Regional Officer, Pune-2

Copy submitted for information and further necessary action please.

- 1) Hon'ble District Collector, Pune
- 2) SEIAA, Joint Committee Member,
- 3) CPCB, Joint Committee member

Copy for information

o/c  


**Joint Committee Visit wrt Hon'ble NGT matter OA 17/2021 (WZ) on 22/12/2021**

SRO Pune 2 <sropune2@mpcb.gov.in>

Wed 12/22/2021 7:15 PM

To:veerkouls@xrbia.com <veerkouls@xrbia.com>;neha.m@xrbia.com <neha.m@xrbia.com>

Cc:RO Pune <ropune@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>;Netra Chaphekar <lo@mpcb.gov.in>;Legal Retainer <legalretainer@mpcb.gov.in>;pjarchco@gmail.com <pjarchco@gmail.com>;Pratik Bharne <pratik.cpcb@gov.in>

📎 1 attachments (28 KB)

NGT GRV 17 of 2021 22.12.2021.docx;

Sir,

With reference to above subject matter please find attached herewith the table of grievances alongwith details about clarification sought by joint committte during todays visit from you as PP for further needful please.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**Fw: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd**

SRO Pune 2 <sropune2@mpcb.gov.in>

Wed 12/22/2021 6:21 PM

To: BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; eekid@gmail.com <eekid@gmail.com>  
Cc: Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; RO Pune <ropune@mpcb.gov.in>

📎 1 attachments (28 KB)

NGT GRV 17 of 2021 22.12.2021.docx;

Sir / Madam,

Joint committee visit was carried out today on 22/12/2022 wrt Hon'ble NGT matter OA 17/2021 (M/s.Xrbia North Hinjewadi Developers Pvt.Ltd). As discussed during visit please find attached table consists grievances and the concerned authority identified to clarify on the same. You are requested to revert at the earliest for early submission before Hon'ble NGT (WZ).

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** Friday, December 17, 2021 6:53 PM

**To:** BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; NISHCHAL C <nischal.cpcb@nic.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; SDO Maval <sdomaval@gmail.com>

**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; Legal Retainer <legalretainer@mpcb.gov.in>; Pratik Bharne <pratik.cpcb@gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>

**Subject:** Fw: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

With reference to trailing email, this is to inform you that SEIAA member Shri Pankaj Joshi sir has given date for site visit on 22/12/2021 (10.00 am) w.r.t Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd. You are requested to remain present for the same.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** Pratik Bharne <pratik.cpcb@gov.in>

**Sent:** Friday, December 10, 2021 5:38 PM

**To:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Cc:** Nikhilesh Sanjay Gandhre <nikhileshg.cpcb@supportgov.in>; pjarchco <pjarchco@gmail.com>; sdomaval <sdomaval@gmail.com>  
**Subject:** Fwd: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,  
The visit can be arrange in next week depending on the availability of other members.

---

**From:** "NISHCHAL C" <nischal.cpcb@nic.in>  
**To:** "Pratik Bharne" <pratik.cpcb@gov.in>  
**Sent:** Thursday, December 2, 2021 6:47:48 PM  
**Subject:** Fwd: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,  
Pls find attached herewith the trailing e-mail communication for kind information.

Regards,  
Nishchal C.  
Senior Environmental Engineer  
Mob: +91 97220 17220  
Central Pollution Control Board, Regional Directorate - Pune, Maharashtra  
(Ministry of Environment, Forest & Climate Change, Govt. of India)

---

**From:** sropune2@mpcb.gov.in  
**To:** "BHARAT KUMAR SHARMA" <bksharma.cpcb@nic.in>, "NISHCHAL C" <nischal.cpcb@nic.in>, pjarchco@gmail.com, lawofficerpune@gmail.com, sdomaval@gmail.com  
**Cc:** jdwater@mpcb.gov.in, lo@mpcb.gov.in, legalretainer@mpcb.gov.in, ropune@mpcb.gov.in, sropune2@mpcb.gov.in  
**Sent:** Thursday, December 2, 2021 6:28:23 PM  
**Subject:** Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,  
In the matter of Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd., S.No.1, Vill.Bebadohal, Tal.Maval,Dist.Pune, Hon'ble NGT has constituted a joint committee of four members:- SEIAA, CPCB,Collector, Pune and MPCB is a Nodal agency.

In this regard the next hearing is on 04/01/2022 hence the urgent inspection of the project is required to finalize the joint committee report and submission in time to the Hon'ble NGT (WZ)

The Background note of above mentioned project is attached here with for your ready reference.

You are requested to communicate date and time for joint committee visit positively.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.



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**PRATIK D BHARNE**

Additional Director (Scientist 'E')

REGIONAL DIRECTORATE, CPCB, PUNE

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



**Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd**

SRO Pune 2 &lt;sropune2@mpcb.gov.in&gt;

Wed 12/22/2021 6:55 PM

To:eekidpune@gmail.com &lt;eekidpune@gmail.com&gt;

Cc:RO Pune &lt;ropune@mpcb.gov.in&gt;;pjarchco@gmail.com &lt;pjarchco@gmail.com&gt;;Pratik Bharne &lt;pratik.cpcb@gov.in&gt;;Legal Retainer &lt;legalretainer@mpcb.gov.in&gt;;Netra Chaphekar &lt;lo@mpcb.gov.in&gt;;Dr. Y. B. Sontakke &lt;jdwater@mpcb.gov.in&gt;

 1 attachments (28 KB)

NGT GRV 17 of 2021 22.12.2021.docx;

Sir / Madam,

Joint committee visit was carried out today on 22/12/2022 wrt Hon'ble NGT matter OA 17/2021 (M/s.Xrbia North Hinjewadi Developers Pvt.Ltd). As discussed during visit please find attached table consists grievances and the concerned authority identified to clarify on the same. You are requested to revert at the earliest for early submission before Hon'ble NGT (WZ).

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>**Sent:** Wednesday, December 22, 2021 6:21 PM**To:** BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>;

Pmrda.bps.maval@gmail.com &lt;Pmrda.bps.maval@gmail.com&gt;; eekid@gmail.com &lt;eekid@gmail.com&gt;

**Cc:** Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer

&lt;legalretainer@mpcb.gov.in&gt;; pjarchco@gmail.com &lt;pjarchco@gmail.com&gt;; RO Pune &lt;ropune@mpcb.gov.in&gt;

**Subject:** Fw: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir / Madam,

Joint committee visit was carried out today on 22/12/2022 wrt Hon'ble NGT matter OA 17/2021 (M/s.Xrbia North Hinjewadi Developers Pvt.Ltd). As discussed during visit please find attached table consists grievances and the concerned authority identified to clarify on the same. You are requested to revert at the earliest for early submission before Hon'ble NGT (WZ).

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>**Sent:** Friday, December 17, 2021 6:53 PM

**To:** BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; NISHCHAL C <nischal.cpcb@nic.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; SDO Maval <sdomaval@gmail.com>  
**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; Legal Retainer <legalretainer@mpcb.gov.in>; Pratik Bharne <pratik.cpcb@gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>  
**Subject:** Fw: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

With reference to trailing email, this is to inform you that SEIAA member Shri Pankaj Joshi sir has given date for site visit on 22/12/2021 (10.00 am) w.r.t Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd. You are requested to remain present for the same.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** Pratik Bharne <pratik.cpcb@gov.in>  
**Sent:** Friday, December 10, 2021 5:38 PM  
**To:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Cc:** Nikhilesh Sanjay Gandhre <nikhileshsg.cpcb@supportgov.in>; pjarchco <pjarchco@gmail.com>; sdomaval <sdomaval@gmail.com>  
**Subject:** Fwd: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

The visit can be arrange in next week depending on the availability of other members.

---

**From:** "NISHCHAL C" <nischal.cpcb@nic.in>  
**To:** "Pratik Bharne" <pratik.cpcb@gov.in>  
**Sent:** Thursday, December 2, 2021 6:47:48 PM  
**Subject:** Fwd: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

Pls find attached herewith the trailing e-mail communication for kind information.

Regards,  
Nishchal C.  
Senior Environmental Engineer  
Mob: +91 97220 17220  
Central Pollution Control Board, Regional Directorate - Pune, Maharashtra  
(Ministry of Environment, Forest & Climate Change, Govt. of India)

---

**From:** sropune2@mpcb.gov.in  
**To:** "BHARAT KUMAR SHARMA" <bksharma.cpcb@nic.in>, "NISHCHAL C" <nischal.cpcb@nic.in>, pjarchco@gmail.com, lawofficerpune@gmail.com, sdomaval@gmail.com

8/9/23, 12:50 PM

986  
WZ@NSRD Pune 2 - Outlook

sropune2@mpcb.gov.in

**Sent:** Thursday, December 2, 2021 6:28:23 PM

**Subject:** Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

In the matter of Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd., S.No.1, Vill.Bebadohal, Tal.Maval,Dist.Pune, Hon'ble NGT has constituted a joint committee of four members:- SEIAA, CPCB,Collector, Pune and MPCB is a Nodal agency.

In this regard the next hearing is on 04/01/2022 hence the urgent inspection of the project is required to finalize the joint committee report and submission in time to the Hon'ble NGT (WZ)

The Background note of above mentioned project is attached here with for your ready reference.

You are requested to communicate date and time for joint committee visit positively.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.



--

PRATIK D BHARNE

Additional Director (Scientist 'E')

REGIONAL DIRECTORATE, CPCB, PUNE

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



**Joint Committee Visit wrt OA 17/2021 (WZ) on 22/12/2021**

SRO Pune 2 <sropune2@mpcb.gov.in>

Wed 12/22/2021 7:06 PM

To:veerkouls@xrbia.com <veerkouls@xrbia.com>;neha.m@xrbia.com <neha.m@xrbia.com>

Cc:RO Pune <ropune@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>;pjarchco@gmail.com <pjarchco@gmail.com>;Pratik Bharne <pratik.cpcb@gov.in>;Netra Chaphekar <lo@mpcb.gov.in>;Legal Retainer <legalretainer@mpcb.gov.in>

📎 1 attachments (28 KB)

NGT GRV 17 of 2021 22.12.2021.docx;

Sir,

With reference to above subject matter please find attached herewith the ttable of grievances alongwith details about clarification sought by joint committte from you as PP for further needful please.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

## Reminder email about Joint Committee Visit wrt OA 17/2021 (WZ) on 22/12/2021

SRO Pune 2 <sropune2@mpcb.gov.in>

Wed 12/29/2021 2:46 PM

To:veerkouls@xrbia.com <veerkouls@xrbia.com>;neha.m@xrbia.com <neha.m@xrbia.com>

Cc:RO Pune <ropune@mpcb.gov.in>;pjarchco@gmail.com <pjarchco@gmail.com>;Pratik Bharne <pratik.cpcb@gov.in>;BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>;SDO Maval <sdomaval@gmail.com>;Legal Retainer <legalretainer@mpcb.gov.in>;Netra Chaphekar <lo@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

📎 1 attachments (28 KB)

NGT GRV 17 of 2021 22.12.2021.docx;

Sir,

This is a REMINDER email with reference to mail below, as next hearing before Hon'ble NGT will be on 04/01/22. You are requested to do the needful, as instructed by Joint Committe during visit on 22/12/2021 w.r.t OA-17/2021 (WZ) (Tanaji Balasaheb Gambhire Vs Union of India and Ors)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2

**Sent:** Wednesday, December 22, 2021 7:06 PM

**To:** veerkouls@xrbia.com <veerkouls@xrbia.com>; neha.m@xrbia.com <neha.m@xrbia.com>

**Cc:** RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>

**Subject:** Joint Committee Visit wrt OA 17/2021 (WZ) on 22/12/2021

Sir,

With reference to above subject matter please find attached herewith the ttable of grievances alongwith details about clarification sought by joint committte from you as PP for further needful please.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

**Fw: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd**

SRO Pune 2 <sropune2@mpcb.gov.in>

Wed 12/29/2021 3:01 PM

To:eekidpune@gmail.com <eekidpune@gmail.com>;Pratik Bharne <pratik.cpcb@gov.in>;SDO Maval <sdomaval@gmail.com>;lawofficerpune@gmail.com <lawofficerpune@gmail.com>;Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>  
Cc:pjarchco@gmail.com <pjarchco@gmail.com>;RO Pune <ropune@mpcb.gov.in>;Netra Chaphekar <lo@mpcb.gov.in>;Legal Retainer <legalretainer@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>;BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>

📎 1 attachments (28 KB)

NGT GRV 17 of 2021 22.12.2021.docx;

Sir / Madam,

With reference to e-mail below - this is a reminder e-mail about instructions given by Joint Committee during site visit made on 22/12/2021, w.r.t matter before Hon'ble NGT (WZ) i.e O.A No.17/2021 .( M/s.Xrbia North Hinjewadi Developers Pvt.Ltd.)

You are requested to do the needful as instructed by joint committee as next hearing is scheduled on 04/01/22.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Wednesday, December 22, 2021 6:55 PM  
**To:** eekidpune@gmail.com <eekidpune@gmail.com>  
**Cc:** RO Pune <ropune@mpcb.gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>  
**Subject:** Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir / Madam,

Joint committee visit was carried out today on 22/12/2022 wrt Hon'ble NGT matter OA 17/2021 (M/s.Xrbia North Hinjewadi Developers Pvt.Ltd). As discussed during visit please find attached table consists grievances and the concerned authority identified to clarify on the same. You are requested to revert at the earliest for early submission before Hon'ble NGT (WZ).

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Wednesday, December 22, 2021 6:21 PM  
**To:** BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; eekid@gmail.com <eekid@gmail.com>  
**Cc:** Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; RO Pune <ropune@mpcb.gov.in>  
**Subject:** Fw: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir / Madam,

Joint committee visit was carried out today on 22/12/2022 wrt Hon'ble NGT matter OA 17/2021 (M/s.Xrbia North Hinjewadi Developers Pvt.Ltd). As discussed during visit please find attached table consists grievances and the concerned authority identified to clarify on the same. You are requested to revert at the earliest for early submission before Hon'ble NGT (WZ).

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Friday, December 17, 2021 6:53 PM  
**To:** BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; NISHCHAL C <nischal.cpcb@nic.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; SDO Maval <sdomaval@gmail.com>  
**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; Legal Retainer <legalretainer@mpcb.gov.in>; Pratik Bharne <pratik.cpcb@gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>  
**Subject:** Fw: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

With reference to trailing email, this is to inform you that SEIAA member Shri Pankaj Joshi sir has given date for site visit on 22/12/2021 (10.00 am) w.r.t Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd. You are requested to remain present for the same.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** Pratik Bharne <pratik.cpcb@gov.in>  
**Sent:** Friday, December 10, 2021 5:38 PM  
**To:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Cc:** Nikhilesh Sanjay Gandhre <nikhileshsg.cpcb@supportgov.in>; pjarchco <pjarchco@gmail.com>; sdomaval <sdomaval@gmail.com>  
**Subject:** Fwd: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

The visit can be arrange in next week depending on the availability of other members.

---

**From:** "NISHCHAL C" <nischal.cpcb@nic.in>

**To:** "Pratik Bharne" <pratik.cpcb@gov.in>

**Sent:** Thursday, December 2, 2021 6:47:48 PM

**Subject:** Fwd: Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

Pls find attached herewith the trailing e-mail communication for kind information.

Regards,

Nishchal C.

Senior Environmental Engineer

Mob: +91 97220 17220

Central Pollution Control Board, Regional Directorate - Pune, Maharashtra

(Ministry of Environment, Forest & Climate Change, Govt. of India)

---

**From:** sropune2@mpcb.gov.in

**To:** "BHARAT KUMAR SHARMA" <bksharma.cpcb@nic.in>, "NISHCHAL C"

<nischal.cpcb@nic.in>, pjarchco@gmail.com, lawofficerpune@gmail.com, sdomaval@gmail.com

**Cc:** jdwater@mpcb.gov.in, lo@mpcb.gov.in, legalretainer@mpcb.gov.in, ropune@mpcb.gov.in, sropune2@mpcb.gov.in

**Sent:** Thursday, December 2, 2021 6:28:23 PM

**Subject:** Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd

Sir,

In the matter of Hon'ble NGT OA No.17/2021 w.r.t. M/s.Xrbia North Hinjewadi Developers Pvt.Ltd., S.No.1, Vill.Bebadohal, Tal.Maval,Dist.Pune, Hon'ble NGT has constituted a joint committee of four members:- SEIAA, CPCB,Collector, Pune and MPCB is a Nodal agency.

In this regard the next hearing is on 04/01/2022 hence the urgent inspection of the project is required to finalize the joint committee report and submission in time to the Hon'ble NGT (WZ)

The Background note of above mentioned project is attached here with for your ready reference.

You are requested to communicate date and time for joint committee visit positively.

Thanks & Regards,

Nitin Shinde

Sub-Regional Officer,

M.P.C.Board, Pune-II.



--

**PRATIK D BHARNE**

Additional Director (Scientist 'E')

REGIONAL DIRECTORATE, CPCB, PUNE

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



**Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)**

SRO Pune 2 <sropune2@mpcb.gov.in>

Thu 12/30/2021 6:52 PM

To:pjarchco@gmail.com <pjarchco@gmail.com>;Pratik Bharne <pratik.cpcb@gov.in>;SDO Maval

<sdomaval@gmail.com>;lawofficerpune@gmail.com <lawofficerpune@gmail.com>

Cc:BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>;Netra Chaphekar <lo@mpcb.gov.in>;Legal Retainer

<legalretainer@mpcb.gov.in>;RO Pune <ropune@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

📎 9 attachments (4 MB)

Xrbia.pdf; C To E.pdf; C To O.pdf; Communication order.pdf; EC.pdf; NGT Order 17 of 2021.pdf; Visit of Joint Committee Letter.pdf; Xrbia Report 172021 R1.docx; Architects Certificate.pdf;

Sir / Madam,

Please find enclosed herewith the draft report for your inputs and approval and for further submission before Hon'ble NGT (WZ) w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Thanks & Regards,

Nitin Shinde

Sub-Regional Officer,

M.P.C.Board, Pune-II.

**Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)**

SRO Pune 2 <sropune2@mpcb.gov.in>

Wed 1/12/2022 11:32 AM

To:Pratik Bharne <pratik.cpcb@gov.in>;Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>;eekidpune@gmail.com <eekidpune@gmail.com>;lawofficerpune@gmail.com <lawofficerpune@gmail.com>;SDO Maval <sdomaval@gmail.com>  
Cc:pjarchco@gmail.com <pjarchco@gmail.com>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>;Netra Chaphekar <lo@mpcb.gov.in>;Legal Retainer <legalretainer@mpcb.gov.in>;RO Pune <ropune@mpcb.gov.in>

📎 9 attachments (4 MB)

Xrbia.pdf; C To E.pdf; C To O.pdf; Communication order.pdf; EC.pdf; NGT Order 17 of 2021.pdf; Visit of Joint Committee Letter.pdf; Architects Certificate.pdf; Xrbia Report 172021 R1 (1).pdf;

Sir/Madam

With reference to trailing emails and conversations this is to inform you that matter is listed before Hon'ble NGT on 01/02/2022, hence you are requested to submit your inputs for further needful please.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** RO Pune <ropune@mpcb.gov.in>  
**Sent:** Monday, January 3, 2022 4:31 PM  
**To:** Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>  
**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; SRO Pune 2 <sropune2@mpcb.gov.in>  
**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the Report to be submitted before Hon'ble NGT w. r. t. OA 17/2021 Tanaji Gambhire vs. UoI & ors. for your signature as matter is listed tomorrow. Regional Officer, Pune had discussion with SEIAA member Mr. Pankaj Joshi Sir as the necessary changes suggested by you will be incorporated while filing final report.

Regards,  
Nitin Shinde,  
Regional Officer, Pune.

---

8/9/23, 12:52 PM

995 /P/ SRO Pune 2 - Outlook

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** 30 December 2021 18:52

**To:** pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>

**Cc:** BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

**Subject:** Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the draft report for your inputs and approval and for further submission before Hon'ble NGT (WZ) w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

**Reminder email-Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)**

SRO Pune 2 <sropune2@mpcb.gov.in>

Wed 1/19/2022 12:40 PM

To:Pratik Bharne <pratik.cpcb@gov.in>;Pmrda.bps.maval@gmail.com  
<Pmrda.bps.maval@gmail.com>;eekidpune@gmail.com <eekidpune@gmail.com>;lawofficerpune@gmail.com  
<lawofficerpune@gmail.com>;SDO Maval <sdomaval@gmail.com>  
Cc:pjarchco@gmail.com <pjarchco@gmail.com>;BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>;Netra Chaphekar  
<lo@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>;Legal Retainer <legalretainer@mpcb.gov.in>

Reminder Email

Sir/Madam

With reference to above subject matter this is to remind you that matter is listed before Hon'ble NGT on 01/02/2022 and report of joint committee visit is to be filed on this date , hence you are requested to submit your reports/inputs at the earliest.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** Pratik Bharne <pratik.cpcb@gov.in>  
**Sent:** Wednesday, January 12, 2022 1:08 PM  
**To:** RO Pune <ropune@mpcb.gov.in>; sdomaval <sdomaval@gmail.com>; pjarchco <pjarchco@gmail.com>  
**Cc:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Subject:** Fwd: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir,

As the matter is on 01.02.2022, we may file joint committee report instead of preliminary report (as per trailing e-mail). MPCB may follow up with PMRDA, Irrigation Dept, SDO Office and Project Proponent on priority and prepare a draft report based on information to be received from above departments. MPCB & CPCB has already requested the desired information in format, and also discussed during the site visit.

Thanks & regards,

---

**From:** pjarchco@gmail.com  
**To:** sropune2@mpcb.gov.in, "Pratik Bharne" <pratik.cpcb@gov.in>, "Pmrda bps maval" <Pmrda.bps.maval@gmail.com>, eekidpune@gmail.com, lawofficerpune@gmail.com, sdomaval@gmail.com, "DATTATRAYSURYAKANTBHALERAO SCIENTISTII" <dattatray.bhalerao@nic.in>  
**Cc:** jdwater@mpcb.gov.in, lo@mpcb.gov.in, legalretainer@mpcb.gov.in, ropune@mpcb.gov.in  
**Sent:** Wednesday, January 12, 2022 11:44:53 AM  
**Subject:** Re: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Dear Shri Nitin Shinde, RO Pune MPCB

I am ok with the preliminary draft report. Please get the signatories to finalise and sign at your end. Send signed copy for me to put my signature.

Regards

Pankaj Joshi

Sent via [BlackBerry Hub+ Inbox for Android](#)

**From:** sropune2@mpcb.gov.in

**Sent:** 12 January 2022 11:32

**To:** pratik.cpcb@gov.in; Pmrda.bps.maval@gmail.com; eekidpune@gmail.com; lawofficerpune@gmail.com; sdomaval@gmail.com

**Cc:** pjarchco@gmail.com; jdwater@mpcb.gov.in; lo@mpcb.gov.in; legalretainer@mpcb.gov.in; ropune@mpcb.gov.in

**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

With reference to trailing emails and conversations this is to inform you that matter is listed before Hon'ble NGT on 01/02/2022, hence you are requested to submit your inputs for further needful please.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** RO Pune <ropune@mpcb.gov.in>

**Sent:** Monday, January 3, 2022 4:31 PM

**To:** Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>

**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; SRO Pune 2 <sropune2@mpcb.gov.in>

**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the Report to be submitted before Hon'ble NGT w. r. t. OA 17/2021 Tanaji Gambhire vs. UoI & ors. for your signature as matter is listed tomorrow. Regional Officer, Pune had discussion with SEIAA member Mr. Pankaj Joshi Sir as the necessary changes suggested by you will be incorporated while filing final report.

Regards,  
Nitin Shinde

Regional Officer, Pune.

---

**From:** SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>

**Sent:** 30 December 2021 18:52

**To:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; SDO Maval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com) <[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>

**Cc:** BHARAT KUMAR SHARMA <[bksharma.cpcb@nic.in](mailto:bksharma.cpcb@nic.in)>; Netra Chaphekar <[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; Legal Retainer <[legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in)>; RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>

**Subject:** Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the draft report for your inputs and approval and for further submission before Hon'ble NGT (WZ) w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

--

PRATIK D BHARNE

Additional Director (Scientist 'E')

REGIONAL DIRECTORATE, CPCB, PUNE

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



75  
Azadi Ka  
Amrit Mahotsav

**Fw: Reminder email about Joint Committee Visit wrt OA 17/2021 (WZ) on 22/12/2021**

SRO Pune 2 &lt;sropune2@mpcb.gov.in&gt;

Wed 1/19/2022 3:06 PM

To: veerkouls@xrbia.com &lt;veerkouls@xrbia.com&gt;; Neha Mukkannawar/LIASONING/Sr.Executive E.C/Xrbia Developers Ltd &lt;neha.m@xrbia.com&gt;

Cc: Pratik Bharne &lt;pratik.cpcb@gov.in&gt;; BHARAT KUMAR SHARMA &lt;bksharma.cpcb@nic.in&gt;; pjarchco@gmail.com &lt;pjarchco@gmail.com&gt;; SDO Maval &lt;sdomaval@gmail.com&gt;; RO Pune &lt;ropune@mpcb.gov.in&gt;; Legal Retainer &lt;legalretainer@mpcb.gov.in&gt;; Dr. Y. B. Sontakke &lt;jdwater@mpcb.gov.in&gt;; Netra Chaphekar &lt;lo@mpcb.gov.in&gt;; Pmrda.bps.maval@gmail.com &lt;Pmrda.bps.maval@gmail.com&gt;; lawofficerpune@gmail.com &lt;lawofficerpune@gmail.com&gt;

**REMINDER EMAIL**

This is a REMINDER email with reference to mail below, as next hearing before Hon'ble NGT will be on 01/02/22. You are requested to do the needful, as instructed by Joint Committee during visit on 22/12/2021 w.r.t OA-17/2021 (WZ) (Tanaji Balasaheb Gambhire Vs Union of India and Ors)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** Neha Mukkannawar/LIASONING/Sr.Executive E.C/Xrbia Developers Ltd <neha.m@xrbia.com>**Sent:** Thursday, December 30, 2021 10:29 AM**To:** SRO Pune 2 <sropune2@mpcb.gov.in>**Cc:** RO Pune <ropune@mpcb.gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; veerkouls@xrbia.com <veerkouls@xrbia.com>; 'Pratik Bharne' <pratik.cpcb@gov.in>; 'BHARAT KUMAR SHARMA' <bksharma.cpcb@nic.in>; 'SDO Maval' <sdomaval@gmail.com>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>**Subject:** RE: Reminder email about Joint Committee Visit wrt OA 17/2021 (WZ) on 22/12/2021

Dear Sir,

Greetings of the day!

Thank you for your intimation. Please be informed that we are in the process of compiling things and we will make sure that it is definitely timely done.

Regards,

**Neha Mukkannawar****Sr. Executive-EC**

M: +91-9156458911

E: [neha.m@xrbia.com](mailto:neha.m@xrbia.com)**XRBIA**

TECHNOLOGY #LIVING IT #LOVING IT

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender.

---

**From:** SRO Pune 2 [mailto:sropune2@mpcb.gov.in]

**To:** veerkouls@xrbia.com; neha.m@xrbia.com

**Cc:** RO Pune <ropune@mpcb.gov.in>; pjarchco@gmail.com; Pratik Bharne <pratik.cpcb@gov.in>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; SDO Maval <sdomaval@gmail.com>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

**Subject:** Reminder email about Joint Committee Visit wrt OA 17/2021 (WZ) on 22/12/2021

Sir,

This is a REMINDER email with reference to mail below, as next hearing before Hon'ble NGT will be on 04/01/22. You are requested to do the needful, as instructed by Joint Committee during visit on 22/12/2021 w.r.t OA-17/2021 (WZ) (Tanaji Balasaheb Gambhire Vs Union of India and Ors)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2

**Sent:** Wednesday, December 22, 2021 7:06 PM

**To:** [veerkouls@xrbia.com](mailto:veerkouls@xrbia.com) <veerkouls@xrbia.com>; [neha.m@xrbia.com](mailto:neha.m@xrbia.com) <neha.m@xrbia.com>

**Cc:** RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>

**Subject:** Joint Committee Visit wrt OA 17/2021 (WZ) on 22/12/2021

Sir,

With reference to above subject matter please find attached herewith the ttable of grievances alongwith details about clarification sought by joint committte from you as PP for further needful please.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

**Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)**

SRO Pune 2 <sropune2@mpcb.gov.in>

Mon 2/21/2022 6:51 PM

To:Pratik Bharne <pratik.cpcb@gov.in>;eekidpune@gmail.com <eekidpune@gmail.com>;Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>;SDO Maval <sdomaval@gmail.com>;lawofficerpune@gmail.com <lawofficerpune@gmail.com>

Cc:pjarchco@gmail.com <pjarchco@gmail.com>;BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>;Netra Chaphekar <lo@mpcb.gov.in>;Legal Retainer <legalretainer@mpcb.gov.in>;RO Pune <ropune@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

Sir/Madam

This is a reminder email about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd) as matter is listed befor Honble NGT on 14/03/2022.For your information and needful please

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** Wednesday, January 19, 2022 12:40 PM

**To:** Pratik Bharne <pratik.cpcb@gov.in>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; SDO Maval <sdomaval@gmail.com>

**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Netra Chaphekar <lo@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>

**Subject:** Reminder email-Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Reminder Email

Sir/Madam

With reference to above subject matter this is to remind you that matter is listed before Hon'ble NGT on 01/02/2022 and report of joint committee visit is to be filed on this date , hence you are requested to submit your reports/inputs at the earliest.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** Pratik Bharne <pratik.cpcb@gov.in>

**Sent:** Wednesday, January 12, 2022 1:08 PM

**Cc:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Subject:** Fwd: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir,

As the matter is on 01.02.2022, we may file joint committee report instead of preliminary report (as per trailing e-mail). MPCB may follow up with PMRDA, Irrigation Dept, SDO Office and Project Proponent on priority and prepare a draft report based on information to be received from above departments. MPCB & CPCB has already requested the desired information in format, and also discussed during the site visit.

Thanks & regards,

---

**From:** pjarchco@gmail.com

**To:** sropune2@mpcb.gov.in, "Pratik Bharne" <pratik.cpcb@gov.in>, "Pmrda bps maval" <Pmrda.bps.maval@gmail.com>, eekidpune@gmail.com, lawofficerpune@gmail.com, sdomaval@gmail.com, "DATTATRAYSURYAKANTBHALERAO SCIENTISTII" <dattatray.bhalerao@nic.in>

**Cc:** jdwater@mpcb.gov.in, lo@mpcb.gov.in, legalretainer@mpcb.gov.in, ropune@mpcb.gov.in

**Sent:** Wednesday, January 12, 2022 11:44:53 AM

**Subject:** Re: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Dear Shri Nitin Shinde, RO Pune MPCB

I am ok with the preliminary draft report. Please get the signatories to finalise and sign at your end. Send signed copy for me to put my signature.

Regards

Pankaj Joshi

Sent via [BlackBerry Hub+ Inbox for Android](#)

---

**From:** sropune2@mpcb.gov.in

**Sent:** 12 January 2022 11:32

**To:** pratik.cpcb@gov.in; Pmrda.bps.maval@gmail.com; eekidpune@gmail.com; lawofficerpune@gmail.com; sdomaval@gmail.com

**Cc:** pjarchco@gmail.com; jdwater@mpcb.gov.in; lo@mpcb.gov.in; legalretainer@mpcb.gov.in; ropune@mpcb.gov.in

**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

With reference to trailing emails and conversations this is to inform you that matter is listed before Hon'ble NGT on 01/02/2022, hence you are requested to submit your inputs for further needful please.

Thanks & Regards,

Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>  
**Sent:** Monday, January 3, 2022 4:31 PM  
**To:** Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; SDO Maval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)  
<[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>  
**Cc:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>; Netra Chaphekar  
<[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the Report to be submitted before Hon'ble NGT w. r. t. OA 17/2021 Tanaji Gambhire vs. UoI & ors. for your signature as matter is listed tomorrow. Regional Officer, Pune had discussion with SEIAA member Mr. Pankaj Joshi Sir as the necessary changes suggested by you will be incorporated while filing final report.

Regards,  
Nitin Shinde,  
Regional Officer, Pune.

---

**From:** SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Sent:** 30 December 2021 18:52  
**To:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; SDO Maval  
<[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com) <[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>  
**Cc:** BHARAT KUMAR SHARMA <[bksharma.cpcb@nic.in](mailto:bksharma.cpcb@nic.in)>; Netra Chaphekar <[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; Legal Retainer  
<[legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in)>; RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>  
**Subject:** Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the draft report for your inputs and approval and for further submission before Hon'ble NGT (WZ) w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

8/9/23, 1:01 PM

1004  
Ma. S. R. Pune 2 - Outlook

PRATIK D BHARNE

Additional Director (Scientist 'E')

REGIONAL DIRECTORATE, CPCB, PUNE

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



**Re: Original Application no. 17/2021 (WZ) Tanaji Balasaheb Gambhire Vs UNION OF INDIA & Ors.**

SRO Pune 2 <sropune2@mpcb.gov.in>

Tue 3/8/2022 4:29 PM

To:PMRDA MAVAL <pmrda.bps.maval@gmail.com>

Cc:bksharma.cpcb@nic.in <bksharma.cpcb@nic.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>

Madam

You are requested to submit translated report t in english language as it is to be filed before Hon'ble NGT (WZ) and matter is scheduled on 14/03/2022.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** PMRDA MAVAL <pmrda.bps.maval@gmail.com>

**Sent:** Wednesday, March 2, 2022 3:18 PM

**To:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Cc:** bksharma.cpcb@nic.in <bksharma.cpcb@nic.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>

**Subject:** Original Application no. 17/2021 (WZ) Tanaji Balasaheb Gambhire Vs UNION OF INDIA & Ors.

Kind Attension  
PFA

Regards,

**Re: Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)**

SRO Pune 2 <sropune2@mpcb.gov.in>

Mon 5/2/2022 12:16 PM

To:Pratik Bharne <pratik.cpcb@gov.in>;eekidpune@gmail.com <eekidpune@gmail.com>;Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>;SDO Maval <sdomaval@gmail.com>;lawofficerpune@gmail.com <lawofficerpune@gmail.com>

Cc:pjarchco@gmail.com <pjarchco@gmail.com>;BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>;Netra Chaphekar <lo@mpcb.gov.in>;Legal Retainer <legalretainer@mpcb.gov.in>;RO Pune <ropune@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

Sir/Madam

This is a reminder email about Joint Committee Report to be filed w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd) as matter is listed before Hon'ble NGT on 25/05/2022.For your information and needful please

Thanks & Regards,  
Nitinand Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** Monday, February 21, 2022 6:51 PM

**To:** Pratik Bharne <pratik.cpcb@gov.in>; eekidpune@gmail.com <eekidpune@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>

**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

**Subject:** Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

This is a reminder email about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd) as matter is listed befor Honble NGT on 14/03/2022.For your information and needful please

Thanks & Regards,  
Nitinand Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Wednesday, January 19, 2022 12:40 PM  
**To:** Pratik Bharne <pratik.cpcb@gov.in>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; SDO Maval <sdomaval@gmail.com>  
**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Netra Chaphekar <lo@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>  
**Subject:** Reminder email-Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Reminder Email

Sir/Madam

With reference to above subject matter this is to remind you that matter is listed before Hon'ble NGT on 01/02/2022 and report of joint committee visit is to be filed on this date , hence you are requested to submit your reports/inputs at the earliest.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** Pratik Bharne <pratik.cpcb@gov.in>  
**Sent:** Wednesday, January 12, 2022 1:08 PM  
**To:** RO Pune <ropune@mpcb.gov.in>; sdomaval <sdomaval@gmail.com>; pjarchco <pjarchco@gmail.com>  
**Cc:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Subject:** Fwd: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir,

As the matter is on 01.02.2022, we may file joint committee report instead of preliminary report (as per trailing e-mail). MPCB may follow up with PMRDA, Irrigation Dept, SDO Office and Project Proponent on priority and prepare a draft report based on information to be received from above departments. MPCB & CPCB has already requested the desired information in format, and also discussed during the site visit.

Thanks & regards,

---

**From:** pjarchco@gmail.com  
**To:** sropune2@mpcb.gov.in, "Pratik Bharne" <pratik.cpcb@gov.in>, "Pmrda bps maval" <Pmrda.bps.maval@gmail.com>, eekidpune@gmail.com, lawofficerpune@gmail.com, sdomaval@gmail.com, "DATTATRAYSURYAKANTBHALERAO SCIENTISTII" <dattatray.bhalerao@nic.in>  
**Cc:** jdwater@mpcb.gov.in, lo@mpcb.gov.in, legalretainer@mpcb.gov.in, ropune@mpcb.gov.in  
**Sent:** Wednesday, January 12, 2022 11:44:53 AM  
**Subject:** Re: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Dear Shri Nitin Shinde, RO Pune MPCB

I am ok with the preliminary draft report. Please get the signatories to finalise and sign at your end. Send signed copy for me to put my signature.

Regards

Pankaj Joshi

Sent via [BlackBerry Hub+ Inbox for Android](#)

**From:** sropune2@mpcb.gov.in

**Sent:** 12 January 2022 11:32

**To:** pratik.cpcb@gov.in; Pmrda.bps.maval@gmail.com; eekidpune@gmail.com; lawofficerpune@gmail.com; sdomaval@gmail.com

**Cc:** pjarchco@gmail.com; jdwater@mpcb.gov.in; lo@mpcb.gov.in; legalretainer@mpcb.gov.in; ropune@mpcb.gov.in

**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

With reference to trailing emails and conversations this is to inform you that matter is listed before Hon'ble NGT on 01/02/2022, hence you are requested to submit your inputs for further needful please.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** RO Pune <ropune@mpcb.gov.in>

**Sent:** Monday, January 3, 2022 4:31 PM

**To:** Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>

**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; SRO Pune 2 <sropune2@mpcb.gov.in>

**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the Report to be submitted before Hon'ble NGT w. r. t. OA 17/2021 Tanaji Gambhire vs. UoI & ors. for your signature as matter is listed tomorrow. Regional Officer, Pune had discussion with SEIAA member Mr. Pankaj Joshi Sir as the necessary changes suggested by you will be incorporated while filing final report.

Regards,  
Nitin Shinde

Regional Officer, Pune.

---

**From:** SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>

**Sent:** 30 December 2021 18:52

**To:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; SDO Maval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com) <[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>

**Cc:** BHARAT KUMAR SHARMA <[bksharma.cpcb@nic.in](mailto:bksharma.cpcb@nic.in)>; Netra Chaphekar <[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; Legal Retainer <[legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in)>; RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>

**Subject:** Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the draft report for your inputs and approval and for further submission before Hon'ble NGT (WZ) w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

--

PRATIK D BHARNE

Additional Director (Scientist 'E')

REGIONAL DIRECTORATE, CPCB, PUNE

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



75  
Azadi Ka  
Amrit Mahotsav

**Fw: Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)**

SRO Pune 2 <sropune2@mpcb.gov.in>

Mon 9/19/2022 12:45 PM

To:Pratik Bharne <pratik.cpcb@gov.in>;eekidpune@gmail.com <eekidpune@gmail.com>;Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>;SDO Maval <sdomaval@gmail.com>;lawofficerpune@gmail.com <lawofficerpune@gmail.com>  
Cc:pjarchco@gmail.com <pjarchco@gmail.com>;BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>;Netra Chaphekar <lo@mpcb.gov.in>;Legal Retainer <legalretainer@mpcb.gov.in>;RO Pune <ropune@mpcb.gov.in>;Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

📎 1 attachments (28 KB)

NGT GRV 17 of 2021 22.12.2021.docx;

Sir/Madam

This is a reminder email about Joint Committee Report to be filed w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt. Ltd) as matter is listed before Hon'ble NGT on 30/09/2022.For your information and needful please.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** Monday, May 2, 2022 12:16 PM

**To:** Pratik Bharne <pratik.cpcb@gov.in>; eekidpune@gmail.com <eekidpune@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>

**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

**Subject:** Re: Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

This is a reminder email about Joint Committee Report to be filed w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd) as matter is listed before Hon'ble NGT on 25/05/2022.For your information and needful please

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Monday, February 21, 2022 6:51 PM  
**To:** Pratik Bharne <pratik.cpcb@gov.in>; eekidpune@gmail.com <eekidpune@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>  
**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>  
**Subject:** Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

This is a reminder email about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd) as matter is listed before Honble NGT on 14/03/2022. For your information and needful please

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Wednesday, January 19, 2022 12:40 PM  
**To:** Pratik Bharne <pratik.cpcb@gov.in>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; SDO Maval <sdomaval@gmail.com>  
**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Netra Chaphekar <lo@mpcb.gov.in>; Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>  
**Subject:** Reminder email-Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Reminder Email

Sir/Madam

With reference to above subject matter this is to remind you that matter is listed before Hon'ble NGT on 01/02/2022 and report of joint committee visit is to be filed on this date, hence you are requested to submit your reports/inputs at the earliest.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

**From:** Pratik Bharne <pratik.cpcb@gov.in>  
**Sent:** Wednesday, January 12, 2022 1:08 PM  
**To:** RO Pune <ropune@mpcb.gov.in>; sdomaval <sdomaval@gmail.com>; pjarchco <pjarchco@gmail.com>  
**Cc:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Subject:** Fwd: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir,

As the matter is on 01.02.2022, we may file joint committee report instead of preliminary report (as per trailing e-mail). MPCB may follow up with PMRDA, Irrigation Dept, SDO Office and Project Proponent on priority and prepare a draft report based on information to be received from above departments. MPCB & CPCB has already requested the desired information in format, and also discussed during the site visit.

Thanks & regards,

---

**From:** pjarchco@gmail.com  
**To:** sropune2@mpcb.gov.in, "Pratik Bharne" <pratik.cpcb@gov.in>, "Pmrda bps maval" <Pmrda.bps.maval@gmail.com>, eekidpune@gmail.com, lawofficerpune@gmail.com, sdomaval@gmail.com, "DATTATRAYSURYAKANTBHALERAO SCIENTISTII" <dattatray.bhalerao@nic.in>  
**Cc:** jdwater@mpcb.gov.in, lo@mpcb.gov.in, legalretainer@mpcb.gov.in, ropune@mpcb.gov.in  
**Sent:** Wednesday, January 12, 2022 11:44:53 AM  
**Subject:** Re: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Dear Shri Nitin Shinde, RO Pune MPCB

I am ok with the preliminary draft report. Please get the signatories to finalise and sign at your end. Send signed copy for me to put my signature.

Regards

Pankaj Joshi

Sent via [BlackBerry Hub+ Inbox for Android](#)

---

**From:** sropune2@mpcb.gov.in  
**Sent:** 12 January 2022 11:32  
**To:** pratik.cpcb@gov.in; Pmrda.bps.maval@gmail.com; eekidpune@gmail.com; lawofficerpune@gmail.com; sdomaval@gmail.com  
**Cc:** pjarchco@gmail.com; jdwater@mpcb.gov.in; lo@mpcb.gov.in; legalretainer@mpcb.gov.in; ropune@mpcb.gov.in  
**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

With reference to trailing emails and conversations this is to inform you that matter is listed before Hon'ble NGT on 01/02/2022, hence you are requested to submit your inputs for further needful

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>  
**Sent:** Monday, January 3, 2022 4:31 PM  
**To:** Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; SDO Maval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)  
<[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>  
**Cc:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>; Netra Chaphekar  
<[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the Report to be submitted before Hon'ble NGT w. r. t. OA 17/2021 Tanaji Gambhire vs. UoI & ors. for your signature as matter is listed tomorrow. Regional Officer, Pune had discussion with SEIAA member Mr. Pankaj Joshi Sir as the necessary changes suggested by you will be incorporated while filing final report.

Regards,  
Nitin Shinde,  
Regional Officer, Pune.

---

**From:** SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Sent:** 30 December 2021 18:52  
**To:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; SDO Maval  
<[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com) <[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>  
**Cc:** BHARAT KUMAR SHARMA <[bksharma.cpcb@nic.in](mailto:bksharma.cpcb@nic.in)>; Netra Chaphekar <[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; Legal Retainer  
<[legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in)>; RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>  
**Subject:** Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the draft report for your inputs and approval and for further submission before Hon'ble NGT (WZ) w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

8/9/23, 1:03 PM

1014  
101 - SREC Pune 2 - Outlook

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**PRATIK D BHARNE**

Additional Director (Scientist 'E')

REGIONAL DIRECTORATE, CPCB, PUNE

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



**Fw: Reschedule of Joint Committee Visit w.r.t Hon'ble NGT's Order - OA 17/2021  
Tanaji Gambhire vs. UoI - Xrbia**

SRO Pune 2 <sropune2@mpcb.gov.in>

Mon 5/15/2023 12:11 PM

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

Sir,

Please refer to the mail below for information and needful.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** Friday, May 12, 2023 12:09 PM

**To:** pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; collector.pune@maharashtra.gov.in <collector.pune@maharashtra.gov.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; sdenisd@gmail.com <sdenisd@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>  
**Cc:** Dr. J. B. Sangewar <jdwater@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; rdpune.cpcb@gov.in <rdpune.cpcb@gov.in>

**Subject:** Re: Reschedule of Joint Committee Visit w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. UoI - Xrbia

Sir/Madam

With reference to trailing email you all are requested to kindly take note that the Joint Committee Visit (w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. UoI - Xrbia) is rescheduled on 17/05/2023 (Wednesday) at 11.00 am instead of 16/05/2023 due to non availability of few joint committee members.

You all are requested to give confirmation and remain present for the same.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** Thursday, May 11, 2023 3:25 PM

**To:** pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; collector.pune@maharashtra.gov.in <collector.pune@maharashtra.gov.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; sdenisd@gmail.com <sdenisd@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>

**Cc:** Dr. J. B. Sangewar <jdwater@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; rdpune.cpcb@gov.in <rdpune.cpcb@gov.in>

**Subject:** Fw: NGT Order - OA 17/2021 Tanaji Gambhire vs. UoI - Xrbia

Sir/Madam,

Please find enclosed herewith order of hon'ble NGT in the matter O.A-17/2021 i.e Tanaji Gambhire Vs Union of India and Ors .In the said order Hon'ble NGT has directed as below:-

"The Joint Committee shall visit the spot and conduct the inspection in the presence of the representative of the applicant or the applicant-in-person as well as the representative of respondent No.12 – Project Proponent so that no deficiencies remain."

Hon'ble NGT has also added PMRDA as a Joint Committee member.

The Joint Committee Visit is scheduled on 16/05/2023 (Tuesday) at 11.00 am. You all are requested to remain present for the same.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** Legal Retainer <legalretainer@mpcb.gov.in>  
**Sent:** Tuesday, April 18, 2023 3:23 PM  
**To:** Netra Chaphekar <lo@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; SRO Pune 2 <sropune2@mpcb.gov.in>  
**Cc:** vilasajadhav@gmail.com <vilasajadhav@gmail.com>  
**Subject:** NGT Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Madam / Sir,

Submitting for information the NGT Order in the above mentioned matter. This matter was heard on 23/3/2023 but the said Order has been uploaded on NGT Portal on 17/4/2023.

Hon'ble NGT has directed **the Joint Committee of CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to submit the additional report .**

The matter is now fixed on **19/5/2023.**

Thanking You,  
Aditi R. Bakre,  
Legal Retainer, Pune.

**Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)**

SRO Pune 2 &lt;sropune2@mpcb.gov.in&gt;

Thu 5/18/2023 4:22 PM

To: Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; SDO Maval <sdomaval@gmail.com>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; tahsilmaaval <tahsilmaaval@gmail.com>; tahsildarmaval@gmail.com <tahsildarmaval@gmail.com>

Cc: Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. J. B. Sangewar <jdwater@mpcb.gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; collector.pune@maharashtra.gov.in <collector.pune@maharashtra.gov.in>

6 attachments (15 MB)

Givances format.docx; Information wrt Layouts-Permissions-BUA from PMRDA - XERBIA (1).docx; Joint Committee Report in O.A.No. 17-2021 (page nos. 271-312).pdf; OA 17.2021 Tanaji Gambhire Xrbia 23.3.2023 but uploaded on 17.4.2023.pdf; MoEF & C C Notification-SO695\_04042011.pdf; OM Built up area dated 7th july 2017.pdf;

Sir/Madam

With reference to above subject matter and Joint Committee Visit conducted on 17/05/2023 please find enclosed herewith as below

1. Previous Joint Committee Report submitted on 31/01/2022
2. Format given by CPCB member for information to be submitted by PMRDA
3. List of grievances raised by applicant
4. Order of Hon'ble NGT dated 23/03/2023

You all are requested to go through the previous joint committee report in which it is mentioned about information awaited/expected from the concerned department. You are requested to submit the requisite information of concern department. The format given by CPCB member for additional information from PMRDA is also attached for needful please.

You are also requested to issue copy of affidavit submitted by you department independently to Hon'ble NGT.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** pankaj joshi <pjarchco@gmail.com>

**Sent:** Monday, September 19, 2022 5:57 PM

**To:** Pratik Bharne <pratik.cpcb@gov.in>; SRO Pune 2 <sropune2@mpcb.gov.in>

**Cc:** RO Pune <ropune@mpcb.gov.in>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; NISHCHAL C <nischal.cpcb@nic.in>; Ankit Mishra <ankitmishra95.cpcb@supportgov.in>; Nikhilesh Sanjay Gandhre <nikhileshg.cpcb@supportgov.in>

**Subject:** Re: Fwd: Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Agree..

We should submit our report mentioning site observations..Data which is not forthcoming should also be noted in the report and brought to notice of NGT.

Regards

Pankaj

Sent via [BlackBerry Hub+ Inbox for Android](#)

**From:** pratik.cpcb@gov.in

**Sent:** 19 September 2022 17:54

**To:** sropune2@mpcb.gov.in

**Cc:** ropune@mpcb.gov.in; pjarchco@gmail.com; bksharma.cpcb@nic.in; nischal.cpcb@nic.in; ankitpmishra95.cpcb@supportgov.in; nikhileshg.cpcb@supportgov.in

**Subject:** Fwd: Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Dear Shri Shindeji,

This has reference with my earlier emails regarding information from Irrigation Dept, SDO Office and PMRDA. PMRDA had sent some information however not adequate and not in format, and also in Marathi. It is understood vide email dated 19.09.2022 that till date the above departments have not submitted the requisite information to MPCB being nodal agency.

In this regard, it is once again requested to follow-up with the above departments vigorously, request to submit by 22.09.2022 and based on the same draft report may be prepared and provide for comments/inputs. If the above departments failed to provide information within time given, then we may conclude committee report based on MPCB information and observations during the visits and submit to Hon'ble NGT, as considerable time has been passed.

Regards,

---

**From:** sropune2@mpcb.gov.in

**To:** "Pratik Bharne" <pratik.cpcb@gov.in>, eekidpune@gmail.com, "Pmrda bps maval"

<Pmrda.bps.maval@gmail.com>, sdomaval@gmail.com, lawofficerpune@gmail.com

**Cc:** pjarchco@gmail.com, "BHARAT KUMAR SHARMA" <bksharma.cpcb@nic.in>,

lo@mpcb.gov.in, legalretainer@mpcb.gov.in, ropune@mpcb.gov.in, jdwater@mpcb.gov.in

**Sent:** Monday, September 19, 2022 12:45:00 PM

**Subject:** Fw: Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

This is a reminder email about Joint Committee Report to be filed w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt. Ltd) as matter is listed before Hon'ble NGT on 30/09/2022. For your information and needful please.

Nitin Shinde

Sub-Regional Officer,

MPCB, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** Monday, May 2, 2022 12:16 PM

**To:** Pratik Bharne <pratik.cpcb@gov.in>; eekidpune@gmail.com <eekidpune@gmail.com>;

Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; SDO Maval <sdomaval@gmail.com>;

lawofficerpune@gmail.com <lawofficerpune@gmail.com>

**Cc:** pjarchco@gmail.com <pjarchco@gmail.com>; BHARAT KUMAR SHARMA <bksharma.cpcb@nic.in>; Netra

Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>;

Dr. Y. B. Sontakke <jdwater@mpcb.gov.in>

**Subject:** Re: Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire

Sir/Madam

This is a reminder email about Joint Committee Report to be filed w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd) as matter is listed before Hon'ble NGT on 25/05/2022.For your information and needful please

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Sent:** Monday, February 21, 2022 6:51 PM  
**To:** Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; [eeekidpune@gmail.com](mailto:eeekidpune@gmail.com) <[eeekidpune@gmail.com](mailto:eeekidpune@gmail.com)>; [Pmrda.bps.maval@gmail.com](mailto:Pmrda.bps.maval@gmail.com) <[Pmrda.bps.maval@gmail.com](mailto:Pmrda.bps.maval@gmail.com)>; SDO Maval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com) <[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>  
**Cc:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; BHARAT KUMAR SHARMA <[bksharma.cpcb@nic.in](mailto:bksharma.cpcb@nic.in)>; Netra Chaphekar <[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; Legal Retainer <[legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in)>; RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>  
**Subject:** Reminder email-about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

This is a reminder email about Joint Committee Report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd) as matter is listed before Honble NGT on 14/03/2022.For your information and needful please

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

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**From:** SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Sent:** Wednesday, January 19, 2022 12:40 PM  
**To:** Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; [Pmrda.bps.maval@gmail.com](mailto:Pmrda.bps.maval@gmail.com) <[Pmrda.bps.maval@gmail.com](mailto:Pmrda.bps.maval@gmail.com)>; [eeekidpune@gmail.com](mailto:eeekidpune@gmail.com) <[eeekidpune@gmail.com](mailto:eeekidpune@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com) <[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>; SDO Maval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>  
**Cc:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; BHARAT KUMAR SHARMA <[bksharma.cpcb@nic.in](mailto:bksharma.cpcb@nic.in)>; Netra Chaphekar <[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>; Legal Retainer <[legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in)>  
**Subject:** Reminder email-Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Reminder Email

Sir/Madam

With reference to above subject matter this is to remind you that matter is listed before Hon'ble NGT on 01/02/2022 and report of joint committee visit is to be filed on this date , hence you are requested to submit your reports/inputs at the earliest.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>  
**Sent:** Wednesday, January 12, 2022 1:08 PM  
**To:** RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>; sdomaval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; pjarchco <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>  
**Cc:** SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Subject:** Fwd: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir,

As the matter is on 01.02.2022, we may file joint committee report instead of preliminary report (as per trailing e-mail). MPCB may follow up with PMRDA, Irrigation Dept, SDO Office and Project Proponent on priority and prepare a draft report based on information to be received from above departments. MPCB & CPCB has already requested the desired information in format, and also discussed during the site visit.

Thanks & regards,

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**From:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com)  
**To:** [sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in), "Pratik Bharne" <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>, "Pmrda bps maval" <[Pmrda.bps.maval@gmail.com](mailto:Pmrda.bps.maval@gmail.com)>, [eekidpune@gmail.com](mailto:eekidpune@gmail.com), [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com), [sdomaval@gmail.com](mailto:sdomaval@gmail.com), "DATTATRAYSURYAKANTBHALERAO SCIENTISTII" <[dattatray.bhalerao@nic.in](mailto:dattatray.bhalerao@nic.in)>  
**Cc:** [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in), [lo@mpcb.gov.in](mailto:lo@mpcb.gov.in), [legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in), [ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)  
**Sent:** Wednesday, January 12, 2022 11:44:53 AM  
**Subject:** Re: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Dear Shri Nitin Shinde, RO Pune MPCB

I am ok with the preliminary draft report. Please get the signatories to finalise and sign at your end. Send signed copy for me to put my signature.

Regards

Pankaj Joshi

Sent via [BlackBerry Hub+ Inbox for Android](#)

---

**From:** [sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)  
**Sent:** 12 January 2022 11:32  
**To:** [pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in); [Pmrda.bps.maval@gmail.com](mailto:Pmrda.bps.maval@gmail.com); [eekidpune@gmail.com](mailto:eekidpune@gmail.com); [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com); [sdomaval@gmail.com](mailto:sdomaval@gmail.com)  
**Cc:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com); [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in); [lo@mpcb.gov.in](mailto:lo@mpcb.gov.in); [legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in); [ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)  
**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir/Madam

With reference to trailing emails and conversations this is to inform you that matter is listed before Hon'ble NGT on 01/02/2022, hence you are requested to submit your inputs for further needful please.

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,  
M.P.C.Board, Pune-II.

---

**From:** RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>  
**Sent:** Monday, January 3, 2022 4:31 PM  
**To:** Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; SDO Maval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)  
<[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>  
**Cc:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>; Netra Chaphekar  
<[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Subject:** Fw: Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the Report to be submitted before Hon'ble NGT w. r. t. OA 17/2021 Tanaji Gambhire vs. Uol & ors. for your signature as matter is listed tomorrow. Regional Officer, Pune had discussion with SEIAA member Mr. Pankaj Joshi Sir as the necessary changes suggested by you will be incorporated while filing final report.

Regards,  
Nitin Shinde,  
Regional Officer, Pune.

---

**From:** SRO Pune 2 <[sropune2@mpcb.gov.in](mailto:sropune2@mpcb.gov.in)>  
**Sent:** 30 December 2021 18:52  
**To:** [pjarchco@gmail.com](mailto:pjarchco@gmail.com) <[pjarchco@gmail.com](mailto:pjarchco@gmail.com)>; Pratik Bharne <[pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in)>; SDO Maval <[sdomaval@gmail.com](mailto:sdomaval@gmail.com)>; [lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com) <[lawofficerpune@gmail.com](mailto:lawofficerpune@gmail.com)>  
**Cc:** BHARAT KUMAR SHARMA <[bksharma.cpcb@nic.in](mailto:bksharma.cpcb@nic.in)>; Netra Chaphekar <[lo@mpcb.gov.in](mailto:lo@mpcb.gov.in)>; Legal Retainer <[legalretainer@mpcb.gov.in](mailto:legalretainer@mpcb.gov.in)>; RO Pune <[ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)>; Dr. Y. B. Sontakke <[jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)>  
**Subject:** Draft report w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Sir / Madam,

Please find enclosed herewith the draft report for your inputs and approval and for further submission before Hon'ble NGT (WZ) w.r.t OA No.17/2021 (Tanaji Balasaheb Gambhire Vs Union of India and Ors- M/s Xrbia North Hinjewadi Developers Pvt.Ltd)

Thanks & Regards,  
Nitin Shinde  
Sub-Regional Officer,

--

**PRATIK D BHARNE**

Additional Director (Scientist 'E')

**REGIONAL DIRECTORATE, CPCB, PUNE**

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



--

**PRATIK D BHARNE**

Additional Director (Scientist 'E')

**REGIONAL DIRECTORATE, CPCB, PUNE**

(Ministry of Env, Forest & Climate Change, Govt of India)

+91 9428167876



**Fw: Regarding Joint Committee Visit report submission w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia dated**

SRO Pune 2 <sropune2@mpcb.gov.in>

Fri 7/28/2023 1:12 PM

To:tahsilmaival <tahsilmaival@gmail.com>

📎 7 attachments (16 MB)

Givances format.docx; Information wrt Layouts-Permissions-BUA from PMRDA - XERBIA (1) (1).docx; Joint Committee Report in O.A.No. 17-2021 (page nos. 271-312).pdf; Mail.pdf; MoEF & C Notification-SO695\_04042011 (1).pdf; OA 17.2021 Tanaji Gambhire Xrbia 23.3.2023 but uploaded on 17.4.2023 (1).pdf; OM Built up area dated 7th july 2017 (1).pdf;

Sir,

With reference to Hon'ble NGT's order dated 23/03/2023, in the matter OA-17/2021 (Tanaji Gambhire Vs Union of India & Ors) Joint Committee has conducted a visit on 17/05/2023 . At the time of joint committee visit PP raised objection on temporary blue line marked by irrigation Department, hence it was decided to conduct joint measurement by Bhumi Abhilekh Surveyor, Revenue department, Irrigation department. Next hearing of the matter before Hon'ble NGT is scheduled on 28/08/2023.

You are requested to submit the report w.r.t joint committee visit dated 17/05/2023 and report w.r.t also grievances are communicated by email dated 18/05/2023 (copy enclosed) at the earliest.

V.V. Killedar  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>

**Sent:** Friday, July 28, 2023 1:02 PM

**To:** Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; sheteashok1504@gmail.com <sheteashok1504@gmail.com>; tahsildarmaival@gmail.com <tahsildarmaival@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; SDO Maval <sdomaval@gmail.com>

**Cc:** Pratik Bharne <pratik.cpcb@gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. V. M. Motghare <jdair@mpcb.gov.in>

**Subject:** Regarding Joint Committee Visit report submission w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia dated

Sir,

With reference to Hon'ble NGT's order dated 23/03/2023, in the matter OA-17/2021 (Tanaji Gambhire Vs Union of India & Ors) Joint Committee has conducted a visit on 17/05/2023 . At the time of joint committee visit PP raised objection on temporary blue line marked by irrigation Department, hence it was decided to conduct joint measurement by Bhumi Abhilekh Surveyor, Revenue department, Irrigation department. Next hearing of the matter before Hon'ble NGT is scheduled on 28/08/2023.

You are requested to submit the report w.r.t joint committee visit dated 17/05/2023 and report w.r.t also grievances are communicated by email dated 18/05/2023 (copy enclosed) at the earliest.

V.V. Killedar  
Sub-Regional Officer,

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Monday, May 15, 2023 12:11 PM  
**To:** tahsilmaival@gmail.com <tahsilmaival@gmail.com>  
**Subject:** Fw: Reschedule of Joint Committee Visit w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Sir,

Please refer to the mail below for information and needful.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Friday, May 12, 2023 12:09 PM  
**To:** pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; collector.pune@maharashtra.gov.in <collector.pune@maharashtra.gov.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; sdenisd@gmail.com <sdenisd@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>  
**Cc:** Dr. J. B. Sangewar <jdwater@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; rdpune.cpcb@gov.in <rdpune.cpcb@gov.in>  
**Subject:** Re: Reschedule of Joint Committee Visit w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Sir/Madam

With reference to trailing email you all are requested to kindly take note that the Joint Committee Visit (w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia) is rescheduled on 17/05/2023 (Wednesday) at 11.00 am instead of 16/05/2023 due to non availability of few joint committee members.

You all are requested to give confirmation and remain present for the same.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

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**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Thursday, May 11, 2023 3:25 PM  
**To:** pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; collector.pune@maharashtra.gov.in <collector.pune@maharashtra.gov.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; sdenisd@gmail.com <sdenisd@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>  
**Cc:** Dr. J. B. Sangewar <jdwater@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; rdpune.cpcb@gov.in <rdpune.cpcb@gov.in>  
**Subject:** Fw: NGT Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Sir/Madam,

Please find enclosed herewith order of hon'ble NGT in the matter O.A-17/2021 i.e Tanaji Gambhire Vs Union of India and Ors .In the said order Hon'ble NGT has directed as below:-

"The Joint Committee shall visit the spot and conduct the inspection in the presence of the representative of the applicant or the applicant-in-person as well as the representative of respondent No.12 – Project Proponent so that no deficiencies remain."

Hon'ble NGT has also added PMRDA as a Joint Committee member.

The Joint Committee Visit is scheduled on 16/05/2023 (Tuesday) at 11.00 am. You all are requested to remain present for the same.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

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**From:** Legal Retainer <legalretainer@mpcb.gov.in>  
**Sent:** Tuesday, April 18, 2023 3:23 PM  
**To:** Netra Chaphekar <lo@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; SRO Pune 2 <sropune2@mpcb.gov.in>  
**Cc:** vilasajadhav@gmail.com <vilasajadhav@gmail.com>  
**Subject:** NGT Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Madam / Sir,

Submitting for information the NGT Order in the above mentioned matter. This matter was heard on 23/3/2023 but the said Order has been uploaded on NGT Portal on 17/4/2023.

Hon'ble NGT has directed **the Joint Committee of CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to submit the additional report .**

The matter is now fixed on **19/5/2023.**

Thanking You,  
Aditi R. Bakre,  
Legal Retainer, Pune.

**Fw: Regarding Joint Committee Visit report submission w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. UoI - Xrbia dated**

SRO Pune 2 &lt;sropune2@mpcb.gov.in&gt;

Wed 8/2/2023 1:28 PM

To: sdelisd pawana@gmail.com <sdelisd pawana@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>  
Cc: Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; sheteashok1504@gmail.com <sheteashok1504@gmail.com>; tahsildarmaval@gmail.com <tahsildarmaval@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; SDO Maval <sdomaval@gmail.com>; tahsilmaival <tahsilmaival@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. V. M. Motghare <jdair@mpcb.gov.in>

7 attachments (16 MB)

Givances format.docx; Information wrt Layouts-Permissions-BUA from PMRDA - XERBIA (1) (1).docx; Joint Committee Report in O.A.No\_ 17-2021 (page nos. 271-312).pdf; Mail.pdf; MoEF & C Notification-SO695\_04042011 (1).pdf; OA 17.2021 Tanaji Gambhire Xrbia 23.3.2023 but uploaded on 17.4.2023 (1).pdf; OM Built up area dated 7th july 2017 (1).pdf;

Sir,

As per telephonic discussion forwarding mail sent earlier to the e-mail id sent by you.

V.V. Killedar  
Sub-Regional Officer,  
MPCB, Pune-II.

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**From:** SRO Pune 2 <sropune2@mpcb.gov.in>**Sent:** Friday, July 28, 2023 1:02 PM**To:** Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>; sheteashok1504@gmail.com <sheteashok1504@gmail.com>; tahsildarmaval@gmail.com <tahsildarmaval@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; SDO Maval <sdomaval@gmail.com>**Cc:** Pratik Bharne <pratik.cpcb@gov.in>; pjarchco@gmail.com <pjarchco@gmail.com>; Netra Chaphekar <lo@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Dr. V. M. Motghare <jdair@mpcb.gov.in>**Subject:** Regarding Joint Committee Visit report submission w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. UoI - Xrbia dated

Sir,

With reference to Hon'ble NGT's order dated 23/03/2023, in the matter OA-17/2021 (Tanaji Gambhire Vs Union of India & Ors) Joint Committee has conducted a visit on 17/05/2023. At the time of joint committee visit PP raised objection on temporary blue line marked by irrigation Department, hence it was decided to conduct joint measurement by Bhumi Abhilekh Surveyor, Revenue department, Irrigation department. Next hearing of the matter before Hon'ble NGT is scheduled on 28/08/2023.

You are requested to submit the report w.r.t joint committee visit dated 17/05/2023 and report w.r.t also grievances are communicated by email dated 18/05/2023 (copy enclosed) at the earliest.

V.V. Killedar  
Sub-Regional Officer,  
MPCB, Pune-II.

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**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Monday, May 15, 2023 12:11 PM  
**To:** tahsilmaival@gmail.com <tahsilmaival@gmail.com>  
**Subject:** Fw: Reschedule of Joint Committee Visit w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Sir,

Please refer to the mail below for information and needful.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Friday, May 12, 2023 12:09 PM  
**To:** pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; collector.pune@maharashtra.gov.in <collector.pune@maharashtra.gov.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; sdenisd@gmail.com <sdenisd@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>  
**Cc:** Dr. J. B. Sangewar <jdwater@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; rdpune.cpcb@gov.in <rdpune.cpcb@gov.in>  
**Subject:** Re: Reschedule of Joint Committee Visit w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Sir/Madam

With reference to trailing email you all are requested to kindly take note that the Joint Committee Visit (w.r.t Hon'ble NGT's Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia) is rescheduled on 17/05/2023 (Wednesday) at 11.00 am instead of 16/05/2023 due to non availability of few joint committee members.

You all are requested to give confirmation and remain present for the same.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

---

**From:** SRO Pune 2 <sropune2@mpcb.gov.in>  
**Sent:** Thursday, May 11, 2023 3:25 PM  
**To:** pjarchco@gmail.com <pjarchco@gmail.com>; Pratik Bharne <pratik.cpcb@gov.in>; SDO Maval <sdomaval@gmail.com>; collector.pune@maharashtra.gov.in <collector.pune@maharashtra.gov.in>; lawofficerpune@gmail.com <lawofficerpune@gmail.com>; eekidpune@gmail.com <eekidpune@gmail.com>; sdenisd@gmail.com <sdenisd@gmail.com>; Pmrda.bps.maval@gmail.com <Pmrda.bps.maval@gmail.com>  
**Cc:** Dr. J. B. Sangewar <jdwater@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; Legal Retainer <legalretainer@mpcb.gov.in>; Netra Chaphekar <lo@mpcb.gov.in>; rdpune.cpcb@gov.in <rdpune.cpcb@gov.in>  
**Subject:** Fw: NGT Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Please find enclosed herewith order of hon'ble NGT in the matter O.A-17/2021 i.e Tanaji Gambhire Vs Union of India and Ors .In the said order Hon'ble NGT has directed as below:-

"The Joint Committee shall visit the spot and conduct the inspection in the presence of the representative of the applicant or the applicant-in-person as well as the representative of respondent No.12 – Project Proponent so that no deficiencies remain."

Hon'ble NGT has also added PMRDA as a Joint Committee member.

The Joint Committee Visit is scheduled on 16/05/2023 (Tuesday) at 11.00 am. You all are requested to remain present for the same.

Nitin Shinde  
Sub-Regional Officer,  
MPCB, Pune-II.

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**From:** Legal Retainer <legalretainer@mpcb.gov.in>

**Sent:** Tuesday, April 18, 2023 3:23 PM

**To:** Netra Chaphekar <lo@mpcb.gov.in>; RO Pune <ropune@mpcb.gov.in>; SRO Pune 2 <sropune2@mpcb.gov.in>

**Cc:** vilasajadhav@gmail.com <vilasajadhav@gmail.com>

**Subject:** NGT Order - OA 17/2021 Tanaji Gambhire vs. Uol - Xrbia

Madam / Sir,

Submitting for information the NGT Order in the above mentioned matter. This matter was heard on 23/3/2023 but the said Order has been uploaded on NGT Portal on 17/4/2023.

Hon'ble NGT has directed **the Joint Committee of CPCB, SEIAA, Maharashtra, Maharashtra State PCB and District Magistrate, Pune to submit the additional report .**

The matter is now fixed on **19/5/2023**.

Thanking You,  
Aditi R. Bakre,  
Legal Retainer, Pune.

Item No.6

(Pune Bench)

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

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

**Original Application No.17/2021(WZ)  
I.A. No.190/2022(WZ)**

Tanaji Balasaheb Gambhire

.....Applicant

*Versus*

Union of India &amp; Ors.

....Respondent(s)

Date of hearing: 15.01.2024

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

Applicant : Applicant in-person along-with Mr. Vijay Mhaske, Advocate  
Respondent(s) : Mr. Rahul Garg, Advocate for R-1/MoEF&CC  
Mr. Aniruddha Kulkarni, Advocate for R-3/Env. Deptt.,  
R-4/SEIAA & R-5/SEAC-III  
Ms. Supriya Dangare, Advocate for R-11/WRD  
Mr. Saket Mone, Advocate along-with Mr. Abhishek Salian,  
Advocate for R-12/PP

**ORDER**

1. From the side of applicant, applicant has appeared in-person.
2. From the side of respondent No.11/WRD, learned counsel Ms. Supriya Dangare has appeared, who submitted that Bhumi Abhilekh Department could not conduct measurement as notice to adjacent farmers was not served for the purpose of demarcation of blue line. Therefore, two weeks' time is prayed by the Joint Committee to submit its report. We allow said time period and no more.
3. From the side of respondent No.1/MoEF&CC, learned counsel Mr. Rahul Garg has appeared, who apprised us that reply affidavit has already been filed.

4. From the side of respondent No.3/Environment Department, for respondent No.4/State Environment Impact Assessment Authority (SEIAA) and for respondent No.5/SEAC-III, learned counsel Mr. Aniruddha Kulkarni has appeared, who apprised us that reply affidavit has been filed only on behalf of respondent No.4/SEIAA.

5. From the side of respondent Nos.6 & 7/MPCB, learned counsel Mr. Vilas A. Jadhav has appeared, who apprised us that reply affidavit has already been filed.

6. None has appeared from the side of respondent No.8/Town Planning Department, Pune and for respondent No.9/Collector of Pune.

7. From the side of respondent No.12/Project Proponent, learned counsel Mr. Saket Mone has appeared, who apprised us that reply affidavit has already been filed.

8. The applicant has prayed for a shorter date because the main thrust of his argument is found to be that the bureaucracy is in cahoots with the Project Proponent because of that only, reports are not being submitted on time. Therefore, we direct the Registry to list this matter for final hearing on 23.02.2024.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

January 15, 2024  
Original Application No.17/2021(WZ)  
I.A. No.190/2022(WZ)  
P.Kr

Government of Maharashtra

SEAC-III- 2013/CR-244/TC-3  
 Environment department  
 Room No. 217, 2<sup>nd</sup> floor,  
 Mantralaya Annexe,  
 Mumbai- 400 032.  
 Dated: 31st March, 2015.

To,  
 Mr. Veer Bharati Kouls  
 Xrbia North Hinjewadi Developers Pvt. Ltd.  
 (Lily floriculture Pvt Ltd)  
 929, Mantri House, 1<sup>st</sup> Floor, FC Road,  
 Pune-411004

**Subject: Environment clearance for proposed residential project "Megacity" on the plot bearing S.No.01 at village Bebadohal, Tal. Maval, Distt.Pune by M/s. Lily Floriculture Pvt.Ltd**

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 8<sup>th</sup> & 11<sup>th</sup> meetings 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 79<sup>th</sup> & 82<sup>nd</sup> meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of Project	"Proposed Residential Development" Gat. No. 01 Village Bebadohal, Tal : Maval , Dist : Pune, State- Maharashtra
Project Proponent	Xrbia North Hinjewadi Developers Pvt. Ltd.(Lily floriculture Pvt Ltd)
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project: Housing project /Industrial Estate/SRA scheme/ MHADA /Township or others	Proposed Residential Development.
Location of the Project	Gat. No. 01 Village Bebadohal, Tal : Maval , Dist : Pune, State- Maharashtra
Whether in Corporation /Municipal/otherarea	Town Planning Dept. Pune

Applicability of the DCR	Regional Planning DCR			
IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Part sanction received ,remaining applied			
Note on the initiated work (If applicable)	No work has been initiated			
LOI/ NOC from MHADA /Other approvals (If applicable)	N.A			
Total Plot Area (sq.m.) Deductions Net Plot area	Plot Area: 26,100.00 Sq. Mt. Deductions : Amenity Area: 3,915.00 Sq.Mt. Total Deduction : 3,915.00 Sq.mt Net plot area : 22,185.00 Sq.mt			
Permissible FSI (including TDR etc.)	Permissible FSI : 31059.00 Sq.mt			
Proposed Built-up Area (FSI & Non-FSI)	FSI : 31,059.00 Sq.mt. Non FSI : 11,611.82 Sq.mt. Total : 42,670.82 Sq.mt.			
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Total Ground coverage is 3,730.85 Sq.mt. 14.29 % of net plot area.			
Estimated Cost of the Project	Rs. 55 Cr/-			
No. of building & its configuration (s)	#	Building Type	Number Of Floors	Number Of Flats/Building
	1	A 2	G +9	115
	2	B 1	P + 7	56
	3	B 2	P + 7	56
	4	B 3	P + 7	56
	5	B 4	P + 7	56
	6	B 5	P + 7	56
	7	B 6	P + 8	64

# 1033

	8	B 7	P+12	96
	9	C 1	P+9	72
	10	C 2	P+9	72
		TOTAL		699
Number of tenants and shops	No. of Tenements: - 699 nos.			
Number of expected residents/users	Residential Users: 3495 nos.			
Tenant density per hector	300 tenants per hector			
Height of the building(s)	37.7 mtr.			
Right of way(Width of the road from the nearest fire station to the proposed building(s))	Nigdi fire station approx 16 km & Width of the road from the fire station to the proposed building 30mt. wide road abutting to site			
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement from all around the building is 9 m.			
Existing structure(s)	No existing structures.			
Details of the demolition with disposal (If applicable)	No demolition work.			
Total Water Requirement	Residential Dry season: Source: Irrigation Dept, Pune Fresh water (CMD): 316 Recycled water (Residential CMD): 156 Recycled water (Garden CMD): 30 HAVC makeup: - Not Applicable Total fresh water requirement: 316 Excess treated water (CMD): 152 Swimming Pool: Not Applicable Fire fighting (CMD): UGT : 150 KLD – 2 Nos			

	<p>Wet Season:  Source: Irrigation Dept. Pune  Fresh water (CMD): 316  Recycled water (Residential CMD): 156  Recycled water (Garden CMD): - 15  HAVC makeup: - Not Applicable  Total fresh water requirement: 316  Excess treated water (CMD): 182  Swimming Pool: Not Applicable  Fire fighting (CMD): UGT: 150 KLD -2 Nos.</p>
Details about Swimming Pool:	<p>Dimension of Swimming Pool: Not Applicable  Total water Requirement in KLD: Not Applicable  Water requirement for make up in KLD: Not Applicable  Details of Plant &amp; Machinery used for treatment of Swimming pool water: Not Applicable</p>
Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 6 -10 meter  Size and no of RWH tank(s) and Quantity :- 35 cum.  Location of the RWH tank(s) :- NW Side of the project site  • Size, no of recharge bore well and Quantity: - 1 m x 1 m x 1 m - 15 Nos. Budgetary allocation (Capital cost and O&amp;M cost)  Capital Cost :- Rs 15 lacs  O &amp; M cost :- Rs. 0.4 lacs/ annum</p>
UGT tanks	<p>Residential:  Domestic UG tank Capacity: 316 KLD  Flushing UG tank Capacity: 187 KLD  Fire UG tank Capacity: 150 KLD – 2 Nos.  Commercial:  Domestic UG tank Capacity: –Not Applicable  Flushing UG tank Capacity: Not Applicable  Fire UG tank Capacity: Not Applicable</p>
Storm water drainage	<ul style="list-style-type: none"> <li>• Natural water drainage pattern: Dendrite pattern. The property slopes very gently towards NW (North west side)</li> <li>• Quantity of storm water: 436 m<sup>3</sup>/day</li> <li>• Size of SWD: Internal storm water drain 900 mm wide drain</li> </ul>
Sewage and Wastewater	<ul style="list-style-type: none"> <li>• Sewage generation :- 377 m<sup>3</sup>/day</li> <li>• Capacity of STP (CMD):- 380 m<sup>3</sup></li> </ul> <p>STP technology :- Fluidized Aerobic Bio-Reactor (FAB)</p> <ul style="list-style-type: none"> <li>• Location of the STP: - SW side of the project site</li> <li>• DG sets (during emergency):- Load considered in the Common D.G. Set</li> <li>• Budgetary allocation (Capital cost and O&amp;M cost)  Capital Cost: - Rs. 76 lacs  O &amp; M Cost: - Rs. 12 lacs/ annum</li> </ul>
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> <li>• Waste generation : 25 Kg/Day</li> <li>• Quantity of the top soil to be preserved: - 1500 m<sup>3</sup>.</li> </ul>

	<ul style="list-style-type: none"> <li>• Quantity of the debris :- 10528 m<sup>3</sup></li> </ul> <p>Disposal of the construction way debris: - This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites.</p> <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> <li>• Residential : Biodegradable : 943 Kg/ day Non-Biodegradable : 629 Kg/ day</li> <li>• Commercial : Biodegradable : Not Applicable Non-Biodegradable: Not Applicable</li> <li>• Total Biodegradable : 943 Kg/ day</li> <li>• E – waste (Kg/month) :- Negligible</li> <li>• STP Sludge (Dry sludge) (Kg/day):- 16 approx.</li> </ul> <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> <li>• Dry waste:- handed over to authorized agency for disposal</li> <li>• Wet waste:-Vessel composting</li> <li>• E – waste:- handed over to authorized recyclers Hazardous waste:- authorized hazardous waste management agencies</li> <li>• STP Sludge (Dry sludge):- used as manure</li> </ul> <p>Area requirement:</p> <ol style="list-style-type: none"> <li>1. Location of OWC: - SW side of the project site</li> <li>2. Area for the storage and treatment of the solid waste:- 74 Sq.mt.</li> </ol> <p>Budgetary allocation (Capital cost and O&amp;M cost) Capital Cost : Rs. 15 Lacs O &amp; M Cost : Rs. 5Lacs /annum</p>																									
<p>Total RG area: 6000 Sq.mt</p> <ol style="list-style-type: none"> <li>1. RG area other than green belt (Please specify for Playground, etc.) Landscape area:- 500 Sq.mt.</li> <li>2. RG area under green belt: Green covers Area: 5,500 Sq.mt.</li> <li>3. Plantation: Number and list of trees species to be planted in the ground RG:- 357 Nos. trees to be planted List of Trees :-</li> </ol>																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 30%;">Botanical Name</th> <th style="width: 15%;">Common Name</th> <th style="width: 10%;">Qty.</th> <th style="width: 40%;">Characteristics &amp; Ecological Importance</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td><i>Albizza lebbek</i></td> <td>Shirish</td> <td style="text-align: center;">23</td> <td>Its uses include environmental management, forage, medicine and wood</td> </tr> <tr> <td style="text-align: center;">2.</td> <td><i>Milingtonia Hortensis.</i></td> <td>Cork Tree</td> <td style="text-align: center;">28</td> <td>Tall deciduous,fragrant,fruit is capsule,medicinal plant.dried flower is good for lung tonic &amp; cough diseases.</td> </tr> <tr> <td style="text-align: center;">3.</td> <td><i>Cassia fistula</i></td> <td>Golden Shower Tree</td> <td style="text-align: center;">25</td> <td>It is planted as road side plantation. It acts as dust and noise barrier.</td> </tr> <tr> <td style="text-align: center;">4.</td> <td><i>Pongamia Pinnatta.</i></td> <td>Karanj</td> <td style="text-align: center;">34</td> <td>Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant</td> </tr> </tbody> </table>		No.	Botanical Name	Common Name	Qty.	Characteristics & Ecological Importance	1.	<i>Albizza lebbek</i>	Shirish	23	Its uses include environmental management, forage, medicine and wood	2.	<i>Milingtonia Hortensis.</i>	Cork Tree	28	Tall deciduous,fragrant,fruit is capsule,medicinal plant.dried flower is good for lung tonic & cough diseases.	3.	<i>Cassia fistula</i>	Golden Shower Tree	25	It is planted as road side plantation. It acts as dust and noise barrier.	4.	<i>Pongamia Pinnatta.</i>	Karanj	34	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant
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5.	<i>Mimisops elengii</i>	Bakul	48	Shady tree, small white fragrant flowers
6.	<i>Ficus Retusa</i>	Nandruk	32	Medium sized evergreen tree, Shady tree
7.	<i>Lagerstroemia flos reginea</i>	Tamhan	36	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers
8.	<i>Bahunia racemosa</i>	Apta	22	Small tree with small white flowers, Butterfly host plant
9.	<i>Ficus religiosa</i>	Pimpal	25	Medium sized evergreen tree, Shady tree.
10.	<i>Anthocephalus cadamba</i>	Kadamb	20	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
11.	<i>Azadiracta indica</i>	Neem	22	Neem is extremely beneficial to save the environment from pollution, since its in-florescence is purifying 'with its feathery crests tossing fifty feet into the sky' Neem is a veritable "Kalpataru" for giving healthy environment. It also brings other environmental benefits such as flood control, reduced soil erosion and less salination.
12.	<i>Erythrina indica</i>	Pangara	16	Medium sized deciduous tree. Bright scarlet flowers.
13	<i>Chukrasia tabularis.</i>	Indian Mahagony	26	Fast growing evergreen tree with broad symmetrical crown, medicinal plant. Bark is used to cure Maleria,diarrhea.
			357	

#### 4. Budgetary allocation (Capital cost and O&M cost)

Capital Cost: -Rs. 23 Lacs &

O & M cost :- Rs. 4.5 lacs/ annum

Energy	<p>Power Supply:</p> <ul style="list-style-type: none"> <li>• Residential Connected Load: 2104 KW</li> <li>• Commercial : Connected Load : Not Applicable</li> <li>• Source - MSEDCL</li> </ul> <p>Energy saving by non-conventional method:</p> <ul style="list-style-type: none"> <li>• LED fittings are used for Parking, landscape &amp; Solar street lighting (20%) instead of conventional light fittings.</li> <li>• Exterior lighting to be controlled by time switch.</li> <li>• Energy efficient motors.</li> <li>• Maximum allowable power loss from transformer to be within specified limits Details</li> <li>• Calculation &amp; % of saving -27.42 %</li> <li>• Compliance of the ECBC guideline( YES/NO)- Yes</li> </ul>
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	Clause No. 7.2	Mandatory requirements for lighting	Lighting controls, Exit signs, lighting for exterior building grounds shall be provided as specified in ECBC, as applicable.
	Clause No. 7.2.1.4	Exterior lighting control	Exterior lighting is controlled by time switch (Timer with contactor) as applicable.
	Clause No. 7.3	Interior lighting power	Interior lighting power (LPD) is within the limits as per above mentioned clause in ECBC.
	Clause No. 7.4	Exterior lighting power	Exterior lighting power (LPD) is within the limits as per above mentioned clause in ECBC norms.
	Clause No. 8.2	Mandatory requirements for electrical power	Transformers, Energy efficient Motors, power factor correction, check metering and monitoring, power distribution systems shall be as specified in ECBC.
	Clause No. 8.2.1	Maximum allowable transformer losses	Maximum allowable transformer losses are to be within specified limits as per above clause in ECBC.
	Clause No. 8.2.3	Power factor correction	Power factor correction as applicable to above mentioned clause for commercial building only.
	Clause No. 8.2.5.1	Distribution losses	Distribution losses are maintained in such a way that not exceeding 1% of total power usage.
<ul style="list-style-type: none"> <li>• Budgetary allocation( capital Cost &amp; O&amp; M Cost)</li> <li>Capital Cost – Rs. 20 lacks</li> <li>O &amp; M Cost – Rs. 0.50 Lacks. Per Annum.</li> <li>DG Set:</li> <li>DG Set – 570 kVA (250+320 kVA)</li> </ul>			
Environmental Management plan Budgetary Allocation: During Construction Phase:	Construction phase (with Break-up):		
	Parameter	Cost (Rs. In lacs)	

During Operation phase:

Water For Dust Suppression	1.80
Air & Noise monitoring	0.24
Topsoil Management and soil erosion control	15.5
Water monitoring	0.26
Site Sanitation	2.50
Gardening Set up	14.96
Disinfection- Pest Control	0.36
First Aid Facilities	1.2
Health Check Up	2.40
Training and awareness	1.0
Personal Protective Equipments	9.0
CFL lamps for labour hutments	0.075
Modular STP	10
Total	59.29

Operation Phase (with Break-up)-

Sr. No.	Parameter	Set up cost (Rs in In Lacs.)	Operational & Maintenance Cost(Rs in Lacs. per annum)
1	STP Cost	76	12
2	Rain Water Harvesting	15	0.4
3	WTP	15	5.0
4	Pond for Treated Sewage	20	0.5
5	Environmental Monitoring	MoEF approved laboratory	12.96
6	Gardening	8.4	4.5
7	Solid waste	10	1.80
8	Solar Street Light	15	0.25
9	BMS	--	5
	Total	164.4	40.41

a. Quantum and generation of Corpus fund and commitment :

Project proponent shall operate and maintain EMF for 3

	<p>years after giving possession and shall also generate corpus fund during 3 years for O &amp; M of Rs 121.23 lacs (i.e. 40.41 lacs x 3 years).</p> <p>b. Responsibility for further O &amp; M : Corpus fund shall be handed over to the society. Environmental Management Facilities will be handed over with M.O.U. along with society.</p>																																																																			
<p>Traffic Management Parking Statement</p> <p>Residential: Commercial:</p>	<p>Traffic generated from this project will confluent on proposed 30 m wide road. Parking details:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Type of Building</th> <th rowspan="2">Floors</th> <th colspan="2">Parking Provided</th> </tr> <tr> <th>CARS</th> <th>SCOOTERS</th> </tr> </thead> <tbody> <tr><td>1</td><td>A2</td><td>G+9</td><td>5</td><td>24</td></tr> <tr><td>2</td><td>B1</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>3</td><td>B2</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>4</td><td>B3</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>5</td><td>B4</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>6</td><td>B5</td><td>P+7</td><td>13</td><td>50</td></tr> <tr><td>7</td><td>B6</td><td>P+8</td><td>13</td><td>50</td></tr> <tr><td>8</td><td>B7</td><td>P+12</td><td>13</td><td>50</td></tr> <tr><td>9</td><td>C1</td><td>P+9</td><td>15</td><td>50</td></tr> <tr><td>10</td><td>C2</td><td>P+9</td><td>15</td><td>50 0</td></tr> <tr><td>11</td><td>In Layout</td><td></td><td>126</td><td>449</td></tr> <tr><td>12</td><td>Cycles</td><td></td><td></td><td>923</td></tr> </tbody> </table> <p>Width of all Internal roads (m): Width of driveways is 12 m wide.</p>	Sr. No.	Type of Building	Floors	Parking Provided		CARS	SCOOTERS	1	A2	G+9	5	24	2	B1	P+7	13	50	3	B2	P+7	13	50	4	B3	P+7	13	50	5	B4	P+7	13	50	6	B5	P+7	13	50	7	B6	P+8	13	50	8	B7	P+12	13	50	9	C1	P+9	15	50	10	C2	P+9	15	50 0	11	In Layout		126	449	12	Cycles			923
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3. The proposal has been considered by SEIAA in its 79<sup>th</sup> & 82<sup>nd</sup> meetings & 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 :

**General Conditions for Pre- construction phase:-**

- (i) This environmental clearance is issued subject to utilization of excess treated water.

- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) STP capacity shall be increased appropriately considering waste water generation.
- (v) 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.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) 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.
- (viii) "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.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

### **General Conditions for Construction Phase-**

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) 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.
- (iv) 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.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

- (vii) 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.
- (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) 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.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) 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.
- (xv) 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.
- (xvi) 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).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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.

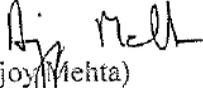
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) 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.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) Diesel power generating sets proposed as source of back up 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.
- (xxx) 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.
- (xxxii) 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.
- (xxxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

## General Conditions for Post- construction/operation phase-

- (i) 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.
- (ii) 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.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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.
- (viii) 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>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as

amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
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 for a period of 5 years.
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 environmental 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.

  
(Ajoy Mehta)  
Principal Secretary,  
Environment department &  
MS, SEIAA

**Copy to:**

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021.

# 1045

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 31/03/2015 )



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे Annxure-IX

Pune metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044

PUNEMETROPOLIS  
नियोजनबद्ध विकास

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: [comm@pmrda.gov.in](mailto:comm@pmrda.gov.in)

जा.क्र. : पीएमआरडीए/न्यायालयीन दावा/मौजे.बेबड ओव्हाळ/प्र.क्र.८६४८ दि. २०/०९/२०२४

प्रति,

प्रादेशिक अधिकारी,  
महाराष्ट्र प्रदूषण नियंत्रण मंडळ, पुणे  
पत्ता:- जोग सेंटर, ३ रा मजला, वाकडेवाडी,  
जुना मुंबई - पुणे हायवे,  
पुणे - ४११००३

विषय:- राष्ट्रीय हरित लवाद

दावा क्र. १७/२०२१

Tanaji Balasaheb Gambhire

Vs

Union of India & Ors.

संदर्भ:- आपलेकडील जा.क्र. MPCB / RO- Pune/२३१२१४-FTS -०२६८ दि. १४/१२/२०२३ रोजीचे पत्र.

महोदय,

विषयाधिन प्रकरणी पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे हे प्रतिवादी क्र. १० आहे. तसेच सदरच्या न्यायालयीन दाव्यानुषंगाने मा. राष्ट्रीय हरित लवाद यांनी CPCB, SEIAA Maharashtra, MPCB, District Magistrate Pune व PMRDA यांची संयुक्त समिती स्थापन केलेली आहे. आपणास सदरच्या न्यायालयीन दाव्यामध्ये नमुद बाबींच्या अनुषंगाने उपरोक्त नमुद समितीचा संयुक्तीक अहवाल सादर करणेबाबत मा. हरित राष्ट्रीय लवाद यांनी आदेशित केलेले आहे. उपरोक्त विषयास अनुसरून संदर्भिय पत्रान्वये आपण सदर दाव्यामधील नमुद बाबी ज्या प्राधिकरणाशी संबंधित आहे त्याचा अहवाल देणेबाबत प्राधिकरणास कळविले आहे. त्यानुषंगाने प्राधिकरणाशी संबंधित मुद्दांचा अहवाल (आपण NGT पुढे सादर केलेल्या अहवालातील मुद्दा क्र. a, d, e, f, h, o, p, t, bb) या पत्रासोबत सादर करीत आहे. तरी सदरचा अहवाल पुढील योग्य त्या कार्यवाहीसाठी सादर.

सोबत :- प्राधिकरणाचा अहवाल पृष्ठ क्र. १ ते ३



आपली,

(सोनाली आहेर)

महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणेकरिता

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने)



REPORT OF PMRDA FOR THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 09.06.2021 AND 17.11.2021 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF ORIGINAL APPLICATION NO. 17 OF 2021. (TANAJI BALASAHEB VS UNIO OF INDIA & ORS)

a.	<p>BECAUSE, the Entire project is constructed in prohibited area of blue flood line of Pawana River and therefore the construction of the project is illegal need to be demolished for restitution and restoration of the area</p>	<p>In this project the initial Building permission was given by The Collector, Pune. In this permission Blue line and Red lines are earmarked on plan, as supplied by the Dy. Executive Engineer, Khadakwasla Pune vide his letter no. खपावि / प्रशा ३ / पवना - पुररेषा / ४५८८ / सन २०१२ दि. ०५/०७/२०१२.. There is no any building or construction sanctioned within the Blue flood line.</p>
d.	<p>BECAUSE, the EC Application is only for Gut No. 1 (P) but project construction carried out on Gut No. 1(P) &amp; 3 (P) also.</p>	<p>A Revised Building Permission was granted by The Collector, Pune (पमअ / एनए / एसआर / ५२१ /२०१४ दि. १४/०१/२०१५) by amalgamating part of gat no. 3 with gat no. 1. But no construction was proposed on gat. no 3(p).</p>
e.	<p>BECAUSE, the EC dated 31.03.2015 is granted to only 26100 Sq. Mtrs. But Project is executed on 26415 Sq. Mtrs.</p>	<p>A Revised Building Permission was granted by The Collector, Pune vide his order no. पमअ / एनए / एसआर / ५२१ /२०१४ दि. १४/०१/२०१५, by amalgamating part of gat no. 3 with gat no. 1 only for the purpose of access road. But no construction was proposed on gat. no 3(p).</p>
f.	<p>BECAUSE, the PP has carried out illegal excess construction of 3901.18 M<sup>2</sup> (46572-42670.82)in</p>	<p>• Environmental Clearance is dated 31<sup>st</sup> March 2015 for FSI :- 31,059.00 sq. Mt.</p>



	violation of EC dated 31.03.2015	<p>Non FSI :- 22,185 sq. Mt.</p> <ul style="list-style-type: none"> <li>A second Revision was given by PMRDA vide order no. डीपी / बीएमए / मौ. बेबडोहोळ / ग.नं. १ पै व ३ / प्र.क्र. ५३४/१८-१९ दि. १५/१२/२०१८, for</li> </ul> <p>FSI :- 27,932.86 sq. Mt. Non FSI :- 18,261.78 sq. Mt. FSI+NON FSI:- 46,194.64 M<sup>2</sup></p> <ul style="list-style-type: none"> <li>The Revised Building Permission was given considering FSI is well within the limits of EC.</li> </ul>
h.	<b>BECAUSE,</b> the PP has constructed 733 flats in excess by 34 flats against EC permission for 699 flats.	<ul style="list-style-type: none"> <li>PMRDA granted Revised Commencement Certificate with the condition to comply with the Environmental Clearance granted by the Environment Department, GoM.</li> <li>PMRDA has therefore issued Show Cause Notice to the PP dt. 15/01/2024 as to why Occupancy Certificate to the extent of additional construction above EC BUA should not be revoked?</li> </ul>
o.	<b>BECAUSE,</b> there is no fire station within 15 Km from project site, in case of fire it will create danger to the human life	<ul style="list-style-type: none"> <li>PP has obtained Final Fire NOC from Chief Fire Officer, PMRDA for Buildings B1, B2, B3, C1, C2 (FFMA/36/2017 dt. 07/06/2017)</li> <li>Also PP has obtained Final Fire NOC from Chief Fire Officer, PMRDA for Buildings A1, A2, B4, B5, B6 (FFM/124/2018 dt.</li> </ul>



		06/12/2018)
p.	<b>BECAUSE</b> , the PP has not made tree plantation as per the EC conditions.	PMRDA has given final Occupancy Certificate taking in account letter dated 22/12/2019 from the Project Proponent complying the planting of trees as mentioned in condition no. 22 of the Commencement Certificate issued by PMRDA.
t.	<b>BECAUSE</b> , the PP has not obtained prior sanction for change in scope of the project on account of increase in total BUA and tenements, ground coverage, total plot area etc.	The PP has obtained Revised Sanction from PMRDA (डीपी / बीएमए / मौ. बेबडोहोळ / ग.नं. १ पै व ३ / प्र.क्र. ५३४/१८-१९ दि. १५/१२/२०१८) for FSI :- 27,932.86 sq. Mt. Non FSI :- 18,261.78 sq. Mt. FSI+NON FSI:- 46,194.64 M <sup>2</sup>
bb.	<b>BECAUSE</b> , the conduct of PP has prepared false and misleading area statement in sanction plan by suppressing non-development area of 1400 Sq. Mtrs. as Pot Kharaba and this area is part of Pawana River, which cannot be claimed for FSI and it is clear cut forgery amounting to cheating public at large with help of bureaucrats.	As per 7/12 extract of the said plot , no land area is shown as acquired by irrigation dept., as area under river bed. 

*[Handwritten signatures]*

AR. ASAWARI MULMULE  
DESIGN ARCHITECT

929, 1<sup>st</sup> Floor 'Mantri House' F.C. Road Pune 11004  
Phone no.: 020-66858623 / 624

Date: 12.08.2023

TO WHOMSOEVER IT MAY CONCERN

I, Ar. Asawari Mulmule is Licensed Architect (License No. CA/2006/39073) engaged in providing Architectural design services to Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd. herewith certify that the construction work at the said project as per PMRDA sanction plan vide no 534-18/19 dated: 15-12-2018 is completed as per below mentioned Area Statement –

Sr. No	Building Name	Number of floors	FSI	Non-FSI (Sq. mtrs.)	Total Construction area (Sq. mtrs.)
			(Sq. mtrs.)		
1	A1	P+8	3379.84	1089.59	4469.43
2	A2	P+11	3756.04	2213.53	5969.57
3	B1	P+7	2000.67	1549.72	3550.39
4	B2	P+7	2000.67	1549.72	3550.39
5	B3	P+7	2000.67	1549.72	3550.39
6	B4	P+8	2286.48	1697.41	3983.89
7	B5	P+8	2286.48	1697.31	3983.79
8	B6	P+9	2572.29	1850.33	4422.62
9	C1	P+9	3513.26	2220.81	5734.07
10	C2	P+9	3513.26	2220.81	5734.07
11	EXCESS BALCONY TAKEN IN FSI		623.20	0.00	623.20
12	CLUBHOUSE +SERVICES		0.00	853.25	853.25
Total			27932.86	18492.20	46425.06

Thanking you,



Ar. Asawari Mulmule

Reg No. CA/2006/39073

AR. ASAWARI MULMULE  
COUNCIL OF ARCHITECTURE  
REG. NO. CA/2006/39073

XRBI A DEVELOPERS LTD.

Plot No. 929, First Floor, Mantri House, F.C. Road, Pune

**1051****Annxure-XI****APPENDIX I****(See Paragraph-6)****CATEGORY - B**

**Note : If space provided against any parameter is inadequate, Kindly upload supporting document under 'Additional Attachments if any' at the last part of the Form1. Please note that all such Annexures must be part of single pdf document.**

**(I)Basic Informations**

S.No.	Item	Details	
	Whether proposal involved violation of EIA notification	Yes	
	Weather Consent to Establishment Obtained	Yes	
	Upload copy of CTE	<a href="#">Upload copy of CTE</a>	
1.	Name of the Project	Application for Environment Clearance of Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.(hereafter called as Project Proponent (PP) – Applicant)	
	Proposal No	SIA/MH/MIS/72260/2022	
2.	Project Sector	INFRA-2	
3.	Location of the project	Bebadohal, Pune	
4.	Shape of the project land Uploaded GPS file Uploaded copy of survey of India Toposheet	Block (Polygon) <a href="#">Annexure-GPS file</a>  <a href="#">Annexure-Survey of india toposheet</a>	
5.	Brief summary of project	<a href="#">Annexure-Brief summary of project</a>	
6.	State of the project	Maharashtra	
<b>Details of State of the project</b>			
S.no	State Name	District Name	Tehsil Name
(1.)	Maharashtra	Pune	Mawal
7.	Town / Village	Bebadohal, Pune	
8.	Plot/Survey/Khasra No.	Gat No. 1(p), 3(p) of village Bebadohal	

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9.	S. No. in the schedule	8(b) townships and Area Development projects.
10.	Proposed capacity/area/length/tonnage to be handled/command area/lease area/number or wells to be drilled	1. Total plot area:26,415 m2 2. Net Plot area:22,453 m2 3. FSI area: 27,933 m2 4. Non FSI area: 18,492 m2 5. Total construction area: 46,425 m2 ha.
11.	New/Expansion/Modernization	New
12.	Category of project	B
13.	Does it attract the general condition? If yes, please specify	No
14.	Is there any court order to consider your project under 'A' Category if	Yes <a href="#">Annexure-Uploaded court order to consider your project under 'A' Category</a>
15.	Does it attract the specific condition?	No
16.	Is there any litigation pending against the project? Attach court order(s) given in this regard	Yes <a href="#">Annexure-Uploaded Attach court order(s)_given in this regard</a>
17.	Nearest railway station along with distance in kms.	Talegaon Railway Station, 12.4 km
18.	Nearest airport along with distance in kms	Pune International Airport, 38.2 km
19.	Nearest Town/City/District Headquarters along with distance in kms	Talegaon Dabhade , 5.67 km
20.	Distance of the project from nearest Habitation	5.67 , 5.67 km
21.	Details of alternative sites examined shown on a toposheet	No
22.	Whether part of interlinked projects?	No
23.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980?	No
24.	Whether the proposal involves approval/clearance under the wildlife (Protection)Act,1972?	No
25.	Whether the proposal involves approval/clearance under the C.R.Z notification,2011?	No
26.	Whether there is any Government Order/Policy relevent/relating to the site?	No
27.	Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up? (a)Name of the Court	Yes NGT

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	(b)Name of the Sub court (c) Case No. (d) Orders/directions of the court, if any and relevance with the proposed project.	NGI West Zone Original Application No. 17/2021 (WZ) Order attached with covering letter annexure
28.	Project Cost(in Lac.)	6000
30.	Whether the proposed project/activity located in notified Industrial area(Yes/No)	No

### Activity

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

S.No	Information/Checklist confirmation	Yes/No	Details there of (with approximate quantities/rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	No	Development was carried in line with the topography & without disturbing natural drainage pattern. Project has been approved by Town Planning Dept. Pune.
1.2	Clearance of existing land, vegetation and buildings?	Yes	EC received on dated 31.03.2015 for total construction area was 42,671 m2 & construction work completed at site is 46,425 m2.
1.3	Creation of new land uses?	Yes	Residential development
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Construction work already completed, EC received on dated 31.03.2015 for total construction area was 42,671 m2 & construction work completed at site is 46,425 m2. Hydrogeological study conducted & Soil samples taken within the plot premises for geotechnical investigation.
1.5	Construction works?	Yes	EC received on dated 31.03.2015 for total construction area was 42,671 m2 & construction work completed at site is 46,425 m2.
1.6	Demolition works?	No	No demolition at site
1.7	Temporary sites used for construction works or housing of construction workers?	Yes	Temporary labour camp was constructed for construction workers. The labour camp was provided

			with Drinking water and sanitary facilities and was later dismantled.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations and fill or excavations	Yes	EC received on dated 31.03.2015 for total construction area was 42,671 m <sup>2</sup> & construction work completed at site is 46,425 m <sup>2</sup> . Excavation had been carried out for foundation work and underground utilities. The excavated top soil was used for landscaping. The construction debris was utilized for backfilling and levelling of the plot & remaining was disposed to authorized site.
1.9	Underground works including mining or tunneling?	No	No underground works including mining/ Tunnelling was required except for minor activities like excavation of earth only for foundation, laying down of pipes, underground storage tank, electric cables, etc.
1.10	Reclamation works?	No	Not Applicable
1.11	Dredging?	No	Not Applicable
1.12	Offshore structures?	No	Not Applicable
1.13	Production and manufacturing processes?	No	Not Applicable
1.14	Facilities for storage of goods or materials?	Yes	Only construction material was stored in temporary storage site.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	Construction Stage: Septic Tank for labour colony was provided, construction debris were sent to the authorized agency. Operational Stage: Organic Waste Composting for solid waste disposal and Sewage Treatment Plant for treatment of waste water has been provided.
1.16	Facilities for long term housing of operational workers?	No	No, long term housing facility for operational workers.
1.17	New road, rail or sea traffic during construction or operation?	No	There were movements of trucks for material transport during construction phase. Existing roads were used for the transport purpose.
1.18	New road, rail, air water borne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	No new road, rail, air waterborne or other transport infrastructure was built or altered. Existing road was used for the transportation.
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	There was no diversion or closure of the Completed transport routes and infrastructure.
1.20	New or diverted transmission lines or pipelines?	No	There was no shifting of electrical transmission line. But the project involves construction of new internal

			pipelines for fresh water, recycled water, rain water harvesting, sewer lines and internal power distribution lines.
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	Not Applicable
1.22	Stream crossings?	No	Not Applicable
1.23	Abstraction or transfers of water from ground or surface waters?	No	Not Applicable
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	Yes	The land use was changed permanently. The existing drainage system was upgraded due to provision of proper storm water and sewer network.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	Construction phase: There was temporary movement of personnel, machines and materials for construction phase. The impact on the surrounding was negligible as the man and materials were transported from local areas and thus there was fraction of noise and emissions. Post Construction: There is regular movement of vehicles and residents/employees post construction after completion of the project and hand over.
1.26	Long-term dismantling or decommissioning or restoration works?	No	Not Applicable since there was no dismantling involved in the project.
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	No ongoing activity/decommissioning that will impact the Environment.
1.28	Influx of people to an area in either temporarily or permanently?	Yes	Construction phase: During the construction phase only construction workers were staying till construction completed. Operation phase: On completion of the project, there is regular movement of residents, visitors, staff and related personals. Total nos. of population : 3,610 nos.
1.29	Introduction of alien species?	No	No, Project proponent has provided all the indigenous species.
1.30	Loss of native species or genetic diversity?	No	No threat of species loss was occurred.
1.31	Any other actions?	No	No other action with reference to construction.

**2 Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):**

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
2.1	Land especially undeveloped or agricultural land (ha)	No	The land was used for construction of Residential project.
2.2	Water (expected source & competing users) unit: KLD	Yes	Source: Irrigation Department Pune 1. Total Water Requirement-487 m3/day 2. Fresh water requirement-325 m3/day 3. Flushing water requirement- 162 m3/day 4. Landscaping water requirement-20 m3/day 5. Waste water generation-390 m3/day 6. Treated water to municipal drain-165 m3/day 7. Swimming Pool Water demand-N.A. Population details Residential population-3,610 no.
2.3	Minerals (MT)	No	Not applicable
2.4	Construction material – stone, aggregates, sand / soil (expected source – MT)	Yes	Construction Material was sourced from local market.
2.5	Forests and timber (source – MT)	No	Not applicable
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT),energy (MW)	Yes	Source of power supply: MSEDCL During Operation Phase i) Max. Demand Load- 1,795 MW ii) Connected Load- 2,337 MW
2.7	Any other natural resources (use appropriate standard units)	No	No other natural resources used.

**3 Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health**

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	No	No hazardous material was used for construction.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	No such activity was carried out which could have changed occurrence of disease or affect disease vectors.
3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	Project is positively affecting the welfare of people by providing state of art infrastructure. The project has

			provided job opportunities to skilled and unskilled local people.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.	No	People are not affected by project, as project aims to provide good infrastructure to the people in operation phase. All necessary Environmental Management practices are being followed in true spirit.
3.5	Any other causes	No	No use or storage of harmful or hazardous material within the project area during construction and operation phase.

#### 4 Production of solid wastes during construction or operation or decommissioning (MT/month)

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes	No	Not Applicable
4.2	Municipal waste (domestic and or commercial wastes)	Yes	1. Total Solid waste generation -1,625 kg/day 2. Bio-degradable waste – 975 kg/day 3. Non-Biodegradable waste - 650 kg/day Dry waste is handed over to authorized vendor for further processing. Wet waste is treated in organic waste composing machine.
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	No	No hazardous waste is generated.
4.4	Other industrial process wastes	No	Not Applicable.
4.5	Surplus product	No	Not Applicable.
4.6	Sewage sludge or other sludge from effluent treatment	Yes	About 3 kg/day sewage sludge is generated. Dry sludge is used as manure for plantation & gardening purposes inside the premises.
4.7	Construction or demolition wastes	Yes	Construction waste was used as fill material for levelling and road, pathway construction.
4.8	Redundant machinery or equipment	No	No redundant machinery or equipment at project site.
4.9	Contaminated soils or other materials	No	No contamination of soil because land was kept unutilized before the development. Soil testing was done prior to construction activity.

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4.10	Agricultural wastes	No	Not applicable
4.11	Other solid wastes	No	Not applicable

## 5 Release of pollutants or any hazardous, toxic or noxious substances to air(Kg/hr)

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	Vehicular movement and DG sets can be sources of air pollution. The D.G sets are used only in case of power failure.
5.2	Emissions from production processes	No	Not Applicable.
5.3	Emissions from materials handling including storage or transport	Yes	There was fugitive emission from transportation and handling of material such as sand, cement etc. Dust emission due to vehicular movement during construction phase. Regular water sprinkling & tarpaulin covers were provided to cover dust emissions.
5.4	Emissions from construction activities including plant and equipment	Yes	Dust emissions occur during excavation and earthwork. Proper care was taken to reduce dust emission.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	Dust generated during transport and handling of material. Regular water sprinkling & tarpaulin covers were provided to cover dust emissions.
5.6	Emissions from incineration of waste	No	No incineration of waste is carried out at site.
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	No burning of waste is carried out at site.
5.8	Emissions from any other sources	No	None

## 6 Generation of Noise and Vibration, and Emissions of Light and Heat:

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<b>S.No</b>	<b>Information/Checklist confirmation</b>	<b>Yes/No</b>	<b>Details thereof (with approximate quantities/rates, wherever possible) with source of information data</b>
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	Construction phase: The significant source of noise pollution was the machinery used for construction and vehicular movement. Operation phase: During operation phase the only source of noise is operation of mechanical equipment, vehicular traffic and DG sets however, these are operated during emergency only.
6.2	From industrial or similar processes	No	Not applicable
6.3	From construction or demolition	Yes	The construction activities included the noise generating activities i.e. Excavation activities etc., Concreting and mixing, Heavy vehicle movement, Operation of D.G sets. Precautions were taken to control noise pollution i.e. High noise generating activities were carried out during day time only, Workers working near high noise machinery were provided with ear muffs/ear plugs, Acoustic enclosure for DG Set provided.
6.4	From blasting or piling	No	No blasting activities were carried out.
6.5	From construction or operational traffic	Yes	During Construction Phase: There was transportation of materials for construction work. Precautions were taken to reduce the impacts of the vehicular movement. During Operation Phase: The vehicular parking is restricted only in the adequate parking area provided, which helps in reducing noise pollution due to traffic congestion. Adequate tree plantation also helps to reduce the noise level and enhance air quality
6.6	From lighting or cooling systems	Yes	Noise generation form DG sets & cooling system.
6.7	From any other sources	No	Not Applicable

**7 Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:**

<b>S.No</b>	<b>Information/Checklist confirmation</b>	<b>Yes/No</b>	<b>Details thereof (with approximate quantities/rates, wherever possible) with source of information data</b>
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7.1	From handling, storage, use or spillage of hazardous materials	No	No handling, storage or use of hazardous waste is envisaged.
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	The total sewage generated is 390 m <sup>3</sup> /day and it is treated in STP capacity of 380 m <sup>3</sup> /day. The treated sewage water from STP has been utilized for gardening, flushing and vehicle washing makeup thus there is no impact on the surface / ground water.
7.3	By deposition of pollutants emitted to air into the land or into water	No	No risk of contamination
7.4	From any other sources	No	Not Applicable.
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	Not Applicable.

### 8 Risk of accidents during construction or operation of the Project, which could affect human health or the environment

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	No	DG set provided with proper acoustic enclosure. Fire Fighting system has been provided.
8.2	From any other causes	No	Not Applicable
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	No	The project falls under seismic zone-III as per IS1893 (Part-1):2002. The structural design is accordingly performed. Hence, no risk due to natural hazards is envisaged

### 9 Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting utilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.:	Yes	The project provides a well-designed residential area for the new occupants. Supporting infrastructure like

	<ul style="list-style-type: none"> <li>o Supporting infrastructure (roads, power supply,waste or waste water treatment, etc.)</li> <li>o housing development</li> <li>o extractive industries</li> <li>o supply industries</li> <li>o Other</li> </ul>		RWH, STP Solar panel etc. has been provided. The site and nearby areas are developed with good supportive infrastructure like roads, transport facility, entertainment and hospitals.
9.2	Lead to after-use of the site, which could have an impact on the environment	No	Not Applicable
9.3	Set a precedent for later developments	No	Not Applicable
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	Not Applicable

**(III) Environmental Sensitivity**

S.No	Areas	Name/Identity	Aerial distance (within 15km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	No	None in 15 km radius
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	No	None in 15 km radius
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	No	None in 15 km radius
4	Inland, coastal, marine or underground waters	Yes	Pawana River-150 m
5	State, National boundaries	No	None in 15 km radius
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Yes	NH4 Mumbai-Pune Express Highway- 2 km
7	Defence installations	Yes	Dehu cantonment - 11 km
8	Densely populated or built-up area	Yes	Talegaon- 5 km
9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	Yes	Z.P School- 0.7 km Indira Institute-2.5 km
10	Areas containing important, high quality or scarce resources.(ground water resources,surface resources,forestry,agriculture,fisheries,tourism,minerals)	Yes	Pawana river adjacent to project site

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11	Areas already subjected to pollution or environmental damage.(those where existing legal environmental standards are exceeded)	No	None in 15 km radius
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions) similar effects	No	None in 15 km radius

**(IV) PROPOSED TERMS OF REFERENCE FOR EIA STUDIES**

1	<b>Uploaded Proposed TOR File</b>	<a href="#">Annexure-TOR file</a>
2	<b>Uploaded scanned copy of covering letter</b>	<a href="#">Annexure-scanned copy of covering letter</a>
3	<b>Uploaded Pre-Feasibility report(PFR)</b>	<a href="#">Annexure-PFR</a>
4	<b>Uploaded additional attachments(only single pdf file)</b>	<a href="#">Annexure-Additional attachments</a>
5	<b>Uploaded Form-1A</b>	<a href="#">Annexure-Form-1A</a>
6	<b>Uploaded Conceptual Plan</b>	<a href="#">Annexure-Conceptual Plan</a>

**ADDITIONAL MULTIPLE ENTERIES**

Sr. no.	Remarks	Uploaded Additional Attachments
1	<b>Environment Clearance copy</b>	<a href="#">Annexure-Additional Attachments</a>
2	<b>Consent to Operate</b>	<a href="#">Annexure-Additional Attachments</a>
3	<b>Consent to Establish</b>	<a href="#">Annexure-Additional Attachments</a>

**(V) Undertaking**

**The aforesaid application and documents furnished here with are true to my knowledge**

V.(i)	Name	XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED
	Designation	Authorised Signatory

**1063**

XREIA/2022/1063 HINJEWADI DEVELOPERS PRIVATE LIMITED

S. No. 01, Village Bebadohal

Company

Address

**Essential Details Sought**

S. No.	EDS Sought Date	EDS Sought	Letter
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**NO Record****Additional Details Sought**

S. No.	ADS Sought Date	ADS Sought	Letter
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(1.)	20/05/2022	Kindly submit the compliance as per the minutes of 242 (day 1) meeting of SEIAA.	
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(2.)	14/03/2023	In the Serene Developers & Ors NGT case on dated 20/02/2023, NGT has given discussion, we make it further clear that the proceeding for grant of ex post facto EC, which is pending before SEIAA, shall not be treated to have been stayed by us, rather the same would be expedited. The Committee is further directed to make inspection after giving notice to the parties concerned.	<a href="#">EDS Letter</a>
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**Transferred Details(Category A To B)**

S. No.	Category A(Proposal No)	Category B(Proposal No)	Transferred Date	Reason	Letter
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**NO Record**

15. PP to ensure that RG required is as per the norms and should be on Mother Earth. PP to submit the details of plantation.
16. PP to submit Carbon footprint analysis with mitigation measures.
17. PP to carry out noise modelling and with mitigation measures proposed.
18. PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above

**Decision-**

**After deliberations, committee decided to recommend the TOR for the said project with above points.**

\*\*\*\*\*

22.	P-22	SIA/MH/MIS/72260/2022	Application for Environment Clearance of Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.(hereafter called as Project Proponent (PP) – Applicant)
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Representative of PP Mr. Veer Bharti was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd. It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 26,415 m<sup>2</sup>, FSI area of 27,933 m<sup>2</sup>, Non FSI area of 18,492 m<sup>2</sup> and total BUA of 46,425 m<sup>2</sup>.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/MIS/72260/2022	
2	Name of Project	Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.	
3	Project Category	8(b) Townships and Area Development Project	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Veer Bharti Kouls Authorized Person
		Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004
		Tel	02066858659

		Mobile	9960400259
		Email ID	veerkouls@xrbia.com
6	Consultant	Name	Mahabal Enviro Engineers Pvt. Ltd.
		Address	Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604
		Tel	022 25823154
		Mobile	98211 27972
		Email ID	mahabal.thane@gmail.com
		Accreditation no.	QCI/NABET/ENV/ACO/21/1967
7	Applied for	Expansion in Environmental Clearance (Violationproject)	
8	Details of previous EC	Govt. of Maharashtra vide Letter No. SEAC-III-2013/CR-244/TC-3 on 31.03.2015	
9	Location of project	Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval, District Pune	
10	Latitude and Longitude	18 <sup>0</sup> 41'38.40"N 73 <sup>0</sup> 38'52.83"E	
11	Total Plot area (m <sup>2</sup> )	26,415	
12	Deductions (m <sup>2</sup> )	3,962	
13	Net Plot Area (m <sup>2</sup> )	22,453	
14	Proposed FSI Area (m <sup>2</sup> )	27,933	
15	Proposed Non FSI Area (m <sup>2</sup> )	18,492	
16	Proposed Total BUA area (m <sup>2</sup> )	46,425	
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	45,757.20	
18	Ground coverage (m <sup>2</sup> ) & %	5007 m <sup>2</sup> i.e.19%	
19	Total Project Cost (Rs.)	60 crore	
20	CER as per MoEF&CCcircular dated 01/05/2018	NA	
21	Details of		

	Building Configuration	Building Name	Configuration	Flats (no.)	Height (m)
		A1 (earlier B7)	Po+8 floors	96	26.55
		A2	Po +11 floors	132	35.40
		B1	Po +7 floors	56	23.65
		B2	Po +7 floors	56	23.65
		B3	Po +7 floors	56	23.65
		B4	Po +8 floors	64	26.55
		B5	Po +8 floors	64	26.55
		B6	Po +9 floors	72	29.50
		C1	Po +9 floors	71	29.50
		C2	Po +9 floors	72	29.50
		Club house	Ground		4.2
		<b>Total</b>		<b>739</b>	
22	Total number of tenements	739 nos.			
23	<b>Water Budget</b>				
		<b>Dry Season</b>	<b>Wet Season</b>		
	Fresh water (in m <sup>3</sup> /day)	325	325		
	Recycled water (Flushing)	162	162		
	Recycled water (Gardening)	20	10		
	Total water requirement	487	487		
24	<b>Water Storage Capacity for Firefighting/ UGT (m<sup>3</sup>)</b>				
	Firefighting (Underground water tank)	150 m <sup>3</sup> /day	150 m <sup>3</sup> /day		
	Firefighting (Overhead water tank)	10 m <sup>3</sup> /day	10 m <sup>3</sup> /day		
	Excess treated water	168 m <sup>3</sup> /day	183 m <sup>3</sup> /day		
25	<b>Source of water</b>				
26	<b>Rain Water Harvesting (RWH)</b>				
	i) Size and no of RWH tank(s) and Quantity	No RWH tank			
	ii) Quantity of recharge pits proposed	15 Nos.			

27	<b>Sewage and waste water Demand</b>		
	i) Sewage generation in KLD	390 m <sup>3</sup> /day	
	ii) STP technology	MBBR STP technology	
	iii) No. and Capacity of STP	380 m <sup>3</sup> /day	
28	<b>Solid Waste Generated in the Pre-Construction &amp; Construction phase:</b>		
	i) Dry waste	No waste generates from the project	
	ii) Wet waste	No waste generates from the project	
	iii) Construction Waste generation	No waste generates from the project	
29	<b>Solid Waste generation in operation Phase:</b>		
	<b>Type</b>	<b>Quantity</b>	<b>Treatment / disposal</b>
	i) Dry waste	650 kg/day	Handed over to Local Body
	ii) Wet waste	975 kg/day	Treated in OWC
	iii) Hazardous waste	NA	NA
	iv) Biomedical waste (If applicable)	Negligible	Negligible
	v) E Waste	Negligible	Negligible
	vi) STP Sludge (dry)	4 kg/day	Dried sludge is used as manure
30	<b>Green Belt Development</b>		
	Req .RG area (m <sup>2</sup> )	2641.50	
	Provided RG area	2663.91	
	Additional garden / paved area	3336.09	
	Existing trees on plot	357 No.	
	Number of trees to be planted	NA	
	No of trees to be cut	NA	
	Number of trees to be transplanted	NA	
31	<b>Power requirement</b>		
	1. Source of powersupply	MSEDCL	
	2. During Construction Phase: (Demand	50 kVA	

	Load)			
	3. During Operation phase (Connected Load)	2,337 kW		
	4. During Operation phase (Demand Load)	1,795 kW		
	5. Transformer	3 no. X 600 kVA		
	6. DG set	1 no. X 200 kVA		
	7. Fuel Used	Diesel		
32	<b>Detail Energy saving</b>			
	<b>Sr.</b>	<b>Energy Conservation Measures</b>	<b>Quantity</b>	
	1.	Overall energy saving	20%	
33	<b>Environmental Management plan budget during Construction phase</b>			
	<b>Sr.</b>	<b>Type</b>	<b>Details</b>	<b>Cost (Rs. In Lacs)</b>
	1	Air Environment	NA	NA
	2	Site Sanitation & Safety	NA	NA
	3	Environmental Monitoring	NA	NA
	4	Disinfection	NA	NA
	5	Health Check up	NA	NA
		<b>Total</b>	NA	NA
34	<b>Environmental Management plan budget during Operation phase</b>			
	<b>Sr. No</b>	<b>Component</b>	<b>Details</b>	<b>Capital cost Rs. In Lacs</b>
				<b>Operational and maintenance cost (Rs. In Lacs/yr)</b>
	1	Storm Water	Storm Water Drainage is provided	35
	2	Sewage Treatment plant	Sewage Treatment Plant	35
				5.2
				8.7

			of 380 m <sup>3</sup> /day		
	3	Rain Water Harvesting		4	0.4
	4	Swimming pool		0	0
	5	Solid waste		15	1.5
	6	Green belt development			
	7	Energy saving		20.6	0.6
	8	Environmental Monitoring		0	3
	10	Water Treatment Plant		25	6.2
		<b>Total</b>		<b>134.6</b>	<b>25.6</b>
<b>35.</b>	<b>Parking</b>				
36	Details of Court cases / litigations w.r.t. the project and project location if any.		yes		

**Deliberations:-**

PP informed that earlier Environmental clearance was obtained on 31.03.2015 for total construction area of 42,671 m<sup>2</sup>. The actual construction done on-site has a different building configuration, than mentioned in EC (the configuration has been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m<sup>2</sup>. The total covered built-up area constructed to the date is 46,425 m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671 Sq.m. PP accepted that Violation has been done out by PP. Since there was no provision of regularisation of violation cases the application was not submitted. However MoEFCC came out with office memorandum dated 28.01.2022 mentioning the procedure to be followed in case of violation already done. Accordingly PP applied for Terms of Reference for the changes/

addition / variation in total covered built-up construction area, on 16.02.2022. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(b) B1.

The office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “ *without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.*”

It is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of OM issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

#### **Decision-**

**Considering above the application is submitted for further guidance in violation cases**

\*\*\*\*\*

23.	P-23	SIA/MH/MIS/72296/2022	Residential project – “Xrbia Hinjewadi Special Township” - Sector R 22 to R28 and Sector R 29 at S. Nos. 38/2 and others, Village Nere - Dattawadi, Taluka - Mulshi, District – Pune M/s. Xrbia Hinjewadi Developers Private Limited. (hereafter called as Project Proponent (PP) as Developers – Applicant).
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Representative of PP Mr. Veer Bharti Kouls was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 1,17,232 m<sup>2</sup>, FSI area of 1,43,242 m<sup>2</sup>, Non FSI area of 32,637 m<sup>2</sup> and total BUA of 1,75,879 m<sup>2</sup>.

**Secretary, SEAC-3**

**Chairman, SEAC-3**

Minutes of 242<sup>th</sup> (Day-2) meeting of SEIAA held on 21.04.2022

**Item no. 36****Proposal No.:-** SIA/MH/MIS/72260/2022**Type of Project:** TOR

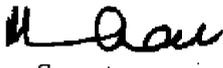
**Subject-** Environment Clearance for proposed Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.

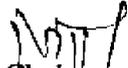
**Project Details-**

Representative of PP Mr. Veer Bharti was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd. It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 26,415 m<sup>2</sup>, FSI area of 27,933 m<sup>2</sup>, Non FSI area of 18,492 m<sup>2</sup> and total BUA of 46,425 m<sup>2</sup>.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/MIS/72260/2022	
2	Name of Project	Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.	
3	Project Category	8(b) Townships and Area Development Project	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Veer Bharti Kouls Authorized Person
		Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004
		Tel	02066858659
		Mobile	9960400259
		Email ID	veerkouls@xrbia.com
6	Consultant	Name	Mahabal Enviro Engineers Pvt. Ltd.
		Address	Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604
		Tel	022 25823154
		Mobile	98211 27972
		Email ID	mahabal.thane@gmail.com
		Accreditation no.	QCI/NABET/ENV/ACO/21/1967
7	Applied for	Expansion in Environmental Clearance (Violation project)	
8	Details of previous EC	Govt. of Maharashtra vide Letter No. SEAC-III- 2013/CR-244/TC-3 on 31.03.2015	
9	Location of project	Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval, District Pune	

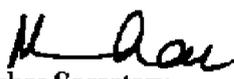
  
Member Secretary

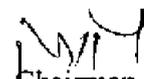
  
Chairman

# 1072

Minutes of 242<sup>th</sup> (Day-2) meeting of SEIAA held on 21.04.2022

10	Latitude and Longitude	18 <sup>o</sup> 41'38.40"N 73 <sup>o</sup> 38'52.83"E			
11	Total Plot area (m <sup>2</sup> )	26,415			
12	Deductions (m <sup>2</sup> )	3,962			
13	Net Plot Area (m <sup>2</sup> )	22,453			
14	Proposed FSI Area (m <sup>2</sup> )	27,933			
15	Proposed Non FSI Area (m <sup>2</sup> )	18,492			
16	Proposed Total BUA area (m <sup>2</sup> )	46,425			
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	45,757.20			
18	Ground coverage (m <sup>2</sup> ) & %	5007 m <sup>2</sup> i.e.19%			
19	Total Project Cost (Rs.)	60 crore			
20	CER as per MoEF&CCcircular dated 01/05/2018	NA			
21	Details of Building Configuration	<b>Building Name</b>	<b>Configuration</b>	<b>Flats (no.)</b>	<b>Height (m)</b>
		A1 (earlier BT)	Po+8 floors	96	26.55
		A2	Po +11 floors	132	35.40
		B1	Po +7 floors	56	23.65
		B2	Po +7 floors	56	23.65
		B3	Po +7 floors	56	23.65
		B4	Po +8 floors	64	26.55
		B5	Po +8 floors	64	26.55
		B6	Po +9 floors	72	29.50
		C1	Po +9 floors	71	29.50
		C2	Po +9 floors	72	29.50
		Club house	Ground		4.2
		<b>Total</b>		<b>739</b>	
22	Total number of tenements	739 nos.			
23	<b>Water Budget</b>		<b>Dry Season</b>	<b>Wet Season</b>	
	Fresh water (in m <sup>3</sup> /day)		325	325	
	Recycled water (Flushing)		162	162	

  
Member Secretary

  
Chairman

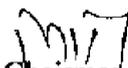
	Recycled water (Gardening)	20	10
	Total water requirement	487	487
24	<b>Water Storage Capacity for Firefighting/ UGT (m<sup>3</sup>)</b>		
	Firefighting (Underground water tank)	150 m <sup>3</sup> /day	150 m <sup>3</sup> /day
	Firefighting (Overhead water tank)	10 m <sup>3</sup> /day	10 m <sup>3</sup> /day
	Excess treated water	168 m <sup>3</sup> /day	183 m <sup>3</sup> /day
25	<b>Source of water</b>		
26	<b>Rain Water Harvesting (RWH)</b>		
	i) Size and no of RWH tank(s) and Quantity	No RWH tank	
	ii) Quantity of recharge pits proposed	15 Nos.	
27	<b>Sewage and waste water Demand</b>		
	i) Sewage generation in KLD	390 m <sup>3</sup> /day	
	ii) STP technology	MBBR STP technology	
	iii) No. and Capacity of STP	380 m <sup>3</sup> /day	
28	<b>Solid Waste Generated in the Pre-Construction &amp; Construction phase:</b>		
	i) Dry waste	No waste generates from the project	
	ii) Wet waste	No waste generates from the project	
	iii) Construction Waste generation	No waste generates from the project	
29	<b>Solid Waste generation in operation Phase:</b>		
	<b>Type</b>	<b>Quantity</b>	<b>Treatment / disposal</b>
	i) Dry waste	650 kg/day	Handed over to Local Body
	ii) Wet waste	975 kg/day	Treated in OWC
	iii) Hazardous waste	NA	NA
	iv) Biomedical waste (If applicable)	Negligible	Negligible
	v) E Waste	Negligible	Negligible
	vi) STP Sludge (dry)	4 kg/day	Dried sludge is used as manure
30	<b>Green Belt Development</b>		
	Req .RG area (m <sup>2</sup> )	2641.50	
	Provided RG area	2663.91	
	Additional garden / paved area	3336.09	

  
Member Secretary

  
Chairman

	Existing trees on plot	357 No.		
	Number of trees to be planted	NA		
	No of trees to be cut	NA		
	Number of trees to be transplanted	NA		
31	<b>Power requirement</b>			
	1. Source of powersupply	MSEDCL		
	2. During Construction Phase: (Demand Load)	50 kVA		
	3. During Operation phase (Connected Load)	2,337 kW		
	4. During Operationphase (Demand Load)	1,795 kW		
	5. Transformer	3 no. X 600 kVA		
	6. DG set	1 no. X 200 kVA		
	7. Fuel Used	Diesel		
32	<b>Detail Energy saving</b>			
	Sr.	Energy Conservation Measures	Quantity	
	1.	Overall energy saving	20%	
33	<b>Environmental Management plan budget during Construction phase</b>			
	Sr.	Type	Details	Cost (Rs. In Lacs)
	1	Air Environment	NA	NA
	2	Site Sanitation & Safety	NA	NA
	3	Environmental Monitoring	NA	NA
	4	Disinfection	NA	NA
	5	Health Check up	NA	NA
		<b>Total</b>	NA	NA
34	<b>Environmental Management plan budget during Operation phase</b>			
	Sr. No	Component	Details	Capital cost Rs. In Lacs
				Operational and maintenance cost (Rs. In Lacs/yr)

  
Member Secretary

  
Chairman

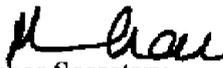
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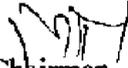
Minutes of 242<sup>th</sup> (Day-2) meeting of SEIAA held on 21.04.2022

1	Storm Water	Storm Water Drainage is provided	35	5.2
2	Sewage Treatment plant	Sewage Treatment Plant of 380 m <sup>3</sup> /day	35	8.7
3	Rain Water Harvesting		4	0.4
4	Swimming pool		0	0
5	Solid waste		15	1.5
6	Green belt development			
7	Energy saving		20.6	0.6
8	Environmental Monitoring		0	3
10	Water Treatment Plant		25	6.2
	<b>Total</b>		<b>134.6</b>	<b>25.6</b>
35.	<b>Parking</b>			
36	Details of Court cases / litigations w.r.t. the project and project location if any.		yes	

## SEAC Deliberation –

PP informed that earlier Environmental clearance was obtained on 31.03.2015 for total construction area of 42,671 m<sup>2</sup>. The actual construction done on-site has a different building configuration, than mentioned in EC (the configuration has been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m<sup>2</sup>. The total covered built-up area constructed to the date is 46,425 m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671 Sq.m. PP accepted that Violation has been done out by PP. Since there was no provision of regularisation of violation cases the application was not submitted. However MoEFCC came out with office memorandum dated 28.01.2022 mentioning the procedure to be followed in case of violation already done. Accordingly PP applied for Terms of Reference for the changes/ addition / variation in total covered built-up construction area, on 16.02.2022. The case was discussed on the basis of the documents submitted and presentation made by the

  
Member Secretary

  
Chairman

proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(b) B1. The office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “ *without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.*”

It is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of *OM* issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

**Recommendations of SEAC-**

Considering above the application is submitted for further guidance in violation cases.

**Deliberation in SEIAA-**

PP made application under violation SOP. SEAC-3 in its 137th meeting pointed out that, the office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.”

SEAC further pointed out that, it is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of *OM* issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

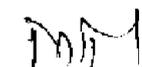
Hence SEAC forwarded the proposal for further guidance in the matter.

During the meeting SEIAA observed that, there is a matter pending in Hon'ble High Court. SEIAA decided to defer the proposal till the matter in NGT is decided.

**SEIAA Decision-**

SEIAA decided to defer the proposal.

  
Member Secretary

  
Chairman

Minutes of 258<sup>th</sup> Day 1 (Part D) meeting of SEIAA held on 03<sup>rd</sup> April, 2023

**Item no. 53**

**Proposal No.:-** SIA/MH/MIS/72260/2022

**Type of Project:** TOR

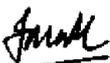
**Subject-** Environment Clearance for proposed Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.(Compliance)

**Project Details-**

Representative of PP Mr. Veer Bharti was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd. It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 26,415 m<sup>2</sup>, FSI area of 27,933 m<sup>2</sup>, Non FSI area of 18,492 m<sup>2</sup> and total BUA of 46,425 m<sup>2</sup>.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/MIS/72260/2022	
2	Name of Project	Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.	
3	Project Category	8(b) Townships and Area Development Project	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Veer Bharti KoulsAuthorized Person
		Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004
		Tel	02066858659
		Mobile	9960400259
		Email ID	veerkouls@xrbia.com
6	Consultant	Name	Mahabal Enviro Engineers Pvt. Ltd.
		Address	Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604
		Tel	022 25823154
		Mobile	98211 27972
		Email ID	mahabal.thane@gmail.com
		Accreditation no.	QCI/NABET/ENV/ACO/21/1967
7	Applied for	Expansion in Environmental Clearance (Violationproject)	
8	Details of previous EC	Govt. of Maharashtra vide Letter No. SEAC-III- 2013/CR-244/TC-3 on 31.03.2015	
9	Location of project	Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval, District Pune	



Member Secretary

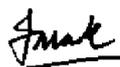


Chairman

# 1078

Minutes of 258<sup>th</sup> Day 1 (Part D) meeting of SEIAA held on 03<sup>rd</sup> April, 2023

10	Latitude and Longitude	18°41'38.40"N 73°38'52.83"E			
11	Total Plot area (m <sup>2</sup> )	26,415			
12	Deductions (m <sup>2</sup> )	3,962			
13	Net Plot Area (m <sup>2</sup> )	22,453			
14	Proposed FSI Area (m <sup>2</sup> )	27,933			
15	Proposed Non FSI Area (m <sup>2</sup> )	18,492			
16	Proposed Total BUA area (m <sup>2</sup> )	46,425			
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	45,757.20			
18	Ground coverage (m <sup>2</sup> ) & %	5007 m <sup>2</sup> i.e.19%			
19	Total Project Cost (Rs.)	60 crore			
20	CER as per MoEF&CCcircular dated 01/05/2018	NA			
21	Details of Building Configuration	<b>Building Name</b>	<b>Configuration</b>	<b>Flats (no.)</b>	<b>Height (m)</b>
		A1 (earlier B7)	Po+8 floors	96	26.55
		A2	Po +11 floors	132	35.40
		B1	Po +7 floors	56	23.65
		B2	Po +7 floors	56	23.65
		B3	Po +7 floors	56	23.65
		B4	Po +8 floors	64	26.55
		B5	Po +8 floors	64	26.55
		B6	Po +9 floors	72	29.50
		C1	Po +9 floors	71	29.50
		C2	Po +9 floors	72	29.50
		Club house	Ground		4.2
		<b>Total</b>		<b>739</b>	
22	Total number of tenements	739 nos.			
23	<b>Water Budget</b>				
		<b>Dry Season</b>	<b>Wet Season</b>		
	Fresh water (in m <sup>3</sup> /day)	325	325		
	Recycled water (Flushing)	162	162		

  
Member Secretary

  
Chairman

	Recycled water (Gardening)	20	10
	Total water requirement	487	487
24	<b>Water Storage Capacity for Firefighting/ UGT (m<sup>3</sup>)</b>		
	Firefighting (Underground water tank)	150 m <sup>3</sup> /day	150 m <sup>3</sup> /day
	Firefighting (Overhead water tank)	10 m <sup>3</sup> /day	10 m <sup>3</sup> /day
	Excess treated water	168 m <sup>3</sup> /day	183 m <sup>3</sup> /day
25	<b>Source of water</b>		
26	<b>Rain Water Harvesting (RWH)</b>		
	i) Size and no of RWH tank(s) and Quantity	No RWH tank	
	ii) Quantity of recharge pits proposed	15 Nos.	
27	<b>Sewage and waste water Demand</b>		
	i) Sewage generation in KLD	390 m <sup>3</sup> /day	
	ii) STP technology	MBBR STP technology	
	iii) No. and Capacity of STP	380 m <sup>3</sup> /day	
28	<b>Solid Waste Generated in the Pre-Construction &amp; Construction phase:</b>		
	i) Dry waste	No waste generates from the project	
	ii) Wet waste	No waste generates from the project	
	iii) Construction Waste generation	No waste generates from the project	
29	<b>Solid Waste generation in operation Phase:</b>		
	<b>Type</b>	<b>Quantity</b>	<b>Treatment / disposal</b>
	i) Dry waste	650 kg/day	Handed over to Local Body
	ii) Wet waste	975 kg/day	Treated in OWC
	iii) Hazardous waste	NA	NA
	iv) Biomedical waste (If applicable)	Negligible	Negligible
	v) E Waste	Negligible	Negligible
	vi) STP Sludge (dry)	4 kg/day	Dried sludge is used as manure
30	<b>Green Belt Development</b>		
	Req .RG area (m <sup>2</sup> )	2641.50	
	Provided RG area	2663.91	
	Additional garden / paved area	3336.09	

  
Member Secretary

  
Chairman

Minutes of 258<sup>th</sup> Day 1 (Part D) meeting of SEIAA held on 03<sup>rd</sup> April, 2023

	Existing trees on plot	357 No.			
	Number of trees to be planted	NA			
	No of trees to be cut	NA			
	Number of trees to be transplanted	NA			
<b>31</b>	<b>Power requirement</b>				
	1. Source of powersupply	MSEDCL			
	2. During Construction Phase: (Demand Load)	50 kVA			
	3. During Operation phase (Connected Load)	2,337 kW			
	4. During Operationphase (Demand Load)	1,795 kW			
	5. Transformer	3 no. X 600 kVA			
	6. DG set	1 no. X 200 kVA			
	7. Fuel Used	Diesel			
<b>32</b>	<b>Detail Energy saving</b>				
	<b>Sr.</b>	<b>Energy Conservation Measures</b>	<b>Quantity</b>		
	1.	Overall energy saving	20%		
<b>33</b>	<b>Environmental Management plan budget during Construction phase</b>				
	<b>Sr.</b>	<b>Type</b>	<b>Details</b>	<b>Cost (Rs. In Lacs)</b>	
	1	Air Environment	NA	NA	
	2	Site Sanitation & Safety	NA	NA	
	3	Environmental Monitoring	NA	NA	
	4	Disinfection	NA	NA	
	5	Health Check up	NA	NA	
		<b>Total</b>	NA	NA	
<b>34</b>	<b>Environmental Management plan budget during Operation phase</b>				
	<b>Sr. No</b>	<b>Component</b>	<b>Details</b>	<b>Capital cost Rs. In Lacs</b>	<b>Operational and maintenance cost (Rs. In Lacs/yr)</b>

  
Member Secretary

  
Chairman

Minutes of 258<sup>th</sup> Day 1 (Part D) meeting of SEIAA held on 03<sup>rd</sup> April, 2023

	1	Storm Water	Storm Water Drainage is provided	35	5.2
	2	Sewage Treatment plant	Sewage Treatment Plant of 380 m <sup>3</sup> /day	35	8.7
	3	Rain Water Harvesting		4	0.4
	4	Swimming pool		0	0
	5	Solid waste		15	1.5
	6	Green belt development			
	7	Energy saving		20.6	0.6
	8	Environmental Monitoring		0	3
	10	Water Treatment Plant		25	6.2
		<b>Total</b>		<b>134.6</b>	<b>25.6</b>
35.	<b>Parking</b>				
36	Details of Court cases / litigations w.r.t. the project and project location if any.		yes		

**SEAC Deliberation –**

PP informed that earlier Environmental clearance was obtained on 31.03.2015 for total construction area of 42,671 m<sup>2</sup>. The actual construction done on-site has a different building configuration, than mentioned in EC (the configuration has been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m<sup>2</sup>. The total covered built-up area constructed to the date is 46,425 m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671 Sq.m. PP accepted that Violation has been done out by PP. Since there was no provision of regularisation of violation cases the application was not submitted. However MoEFCC came out with office memorandum dated 28.01.2022 mentioning the procedure to be followed in case of violation already done. Accordingly PP applied for Terms of Reference for the changes/ addition / variation in total covered built-up construction area, on 16.02.2022. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil,



Member Secretary

  
Chairman

ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(b) B1.

The office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “ *without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.*”

It is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of **OM** issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

### **Recommendations of SEAC-**

Considering above the application is submitted for further guidance in violation cases.

### **Deliberation in SEIAA-**

PP made application under violation SOP. SEAC-3 in its 137<sup>th</sup> meeting pointed out that, the office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.”

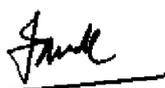
SEAC further pointed out that, it is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of OM issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases. Hence SEAC forwarded the proposal for further guidance in the matter.

Proposal was then considered by SEIAA in its 242<sup>nd</sup> meeting and deferred the proposal till the matter in NGT is decided. Now, PP submitted that, in some cases before Hon’ble NGT, Hon’ble NGT has cleared that, proceeding for grant of ex post facto EC, which is pending before SEIAA, shall not be treated to have been stayed by Hon’ble NGT, rather the same would be expedited. PP further requested that, their case shall be considered on similar basis. SEIAA noted the same.

SEIAA further deliberated upon the fact that, SEIAA has issued instructions to SEACs regarding apprising the proposals of violations as per MoEF&CC Office Memorandum dated 07.07.2021 and 28.01.2022. SEIAA decided to refer back the proposal to SEAC for appraisal for Terms of Reference (TOR)

### **SEIAA Decision-**

SEIAA decided to refer back the proposal to SEAC.



Member Secretary



Chairman

## Day 1

12<sup>th</sup> June, 2023

<b>1</b>	<b>SIA/MH/MIS/72260/2022</b>	<b>Application for Environment Clearance of Residential project Riverfront (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.(hereafter called as Project Proponent (PP) “ Applicant)</b>
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Representative of PP was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

It is noted that, the PP has submitted the application for ToR under Violation Category for proposed residential project with total plot area of 26,415 m<sup>2</sup>, FSI area of 27,933m<sup>2</sup>, Non FSI area of 18,492m<sup>2</sup> and total BUA of 46,425m<sup>2</sup>.

**Brief information of the proposal is as below:**

1	Proposal Number	SIA/MH/MIS/72260/2022											
2	Name of Project	Residential project “Riverfront” (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.											
3	Project Category	8(b) B2 Category											
4	Type of Institution	Private											
5	Project Proponent	<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Name</td> <td>Mr. Veer Bharti Kouls Authorized Person</td> </tr> <tr> <td>Address</td> <td>First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004</td> </tr> <tr> <td>Tel</td> <td>02066858659</td> </tr> <tr> <td>Mobile</td> <td>9960400259</td> </tr> <tr> <td>Email ID</td> <td>veerkouls@xrbia.com</td> </tr> </table>		Name	Mr. Veer Bharti Kouls Authorized Person	Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004	Tel	02066858659	Mobile	9960400259	Email ID	veerkouls@xrbia.com
Name	Mr. Veer Bharti Kouls Authorized Person												
Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004												
Tel	02066858659												
Mobile	9960400259												
Email ID	veerkouls@xrbia.com												
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd.											
7	Applied for	Expansion in Environmental Clearance (Violation project)											
8	Details of previous EC	Govt. of Maharashtra vide Letter No. SEAC-III-2013/CR-244/TC-3 on 31.03.2015											
9	Location of project	Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval, District Pune											
10	Latitude and Longitude	18°41'38.40"N											

Member Secretary

Chairman

		73°38'52.83"E			
11	Total Plot area (m <sup>2</sup> )	26,415			
12	Deductions (m <sup>2</sup> )	3,962			
13	Net Plot Area (m <sup>2</sup> )	22,453			
14	Proposed FSI Area (m <sup>2</sup> )	27,933			
15	Proposed Non FSI Area (m <sup>2</sup> )	18,492			
16	Proposed Total BUA area (m <sup>2</sup> )	46,425			
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	45,757.20			
18	Ground coverage (m <sup>2</sup> ) & %	5007 m <sup>2</sup> i.e.19%			
19	Total Project Cost (Rs.)	Rs.60 crore			
20	CER as per MoEF&CC circular dated 01/05/2018	NA			
21	Details of Building Configuration	Building Name	Configuration	Flats (no.)	Height (m)
		A1 (earlier B7)	Po+8 floors	96	26.55
		A2	Po +11 floors	132	35.40
		B1	Po +7 floors	56	23.65
		B2	Po +7 floors	56	23.65
		B3	Po +7 floors	56	23.65
		B4	Po +8 floors	64	26.55
		B5	Po +8 floors	64	26.55
		B6	Po +9 floors	72	29.50
		C1	Po +9 floors	71	29.50
		C2	Po +9 floors	72	29.50
		Club house	Ground		4.2
Total		739			
22	Total number of tenements	739 nos.			
23	Water Budget				
		Dry Season	Wet Season		
	Fresh water (in m <sup>3</sup> /day)	325 m <sup>3</sup> /day	325 m <sup>3</sup> /day		
	Recycled water (Flushing)	162 m <sup>3</sup> /day	162 m <sup>3</sup> /day		
	Recycled water (Gardening)	20 m <sup>3</sup> /day	20 m <sup>3</sup> /day		
	Total water requirement	487 m <sup>3</sup> /day	487 m <sup>3</sup> /day		
24	Water Storage Capacity for Firefighting/ UGT (m <sup>3</sup> )				
	Firefighting (Underground water tank)	150 m <sup>3</sup> /day	150 m <sup>3</sup> /day		
	Firefighting (Overhead water tank)	10 m <sup>3</sup> /day	10 m <sup>3</sup> /day		
	Excess treated water	168 m <sup>3</sup> /day	183 m <sup>3</sup> /day		
25	Source of water				
26	Rain Water Harvesting (RWH)				

**Member Secretary**

**Chairman**

	i) Size and no of RWH tank(s) and Quantity	No RWH tank	
	ii) Quantity of recharge pits proposed	15 Nos.	
27	Sewage and waste water Demand		
	i) Sewage generation in KLD	390 m <sup>3</sup> /day	
	ii) STP technology	MBBR STP technology	
	iii) No. and Capacity of STP	380 m <sup>3</sup> /day	
28	Solid Waste Generated in the Pre-Construction & Construction phase:		
	i) Dry waste	No waste generates from the project	
	ii) Wet waste	No waste generates from the project	
	iii) Construction Waste generation	No waste generates from the project	
29	Solid Waste generation in operation Phase:		
	Type	Quantity	Treatment / disposal
	i) Dry waste	650 kg/day	Handed over to Local Body
	ii) Wet waste	975 kg/day	Treated in OWC
	iii) Hazardous waste	NA	NA
	iv) Biomedical waste (If applicable)	Negligible	Negligible
	v) E Waste	Negligible	Negligible
	vi) STP Sludge (dry)	4 kg/day	Dried sludge is used as manure
30	Green Belt Development		
	Req. RG area (m <sup>2</sup> )	2641.50	
	Provided RG area	2663.91	
	Additional garden / paved area	3336.09	
	Existing trees on plot	357 No.	
	Number of trees to be planted	NA	
	No of trees to be cut	NA	
	Number of trees to be transplanted	NA	
31	Power requirement		
	1. Source of power supply	MSEDCL	
	2. During Construction Phase: (Demand Load)	50 kVA	
	3. During Operation phase (Connected Load)	2,337 kW	
	4. During Operation phase (Demand Load)	1,795 kW	
	5. Transformer	3 no. X 600 kVA	
	6. DG set	1 no. X 200 kVA	
	7. Fuel Used	Diesel	
32	Detail Energy saving		

**Member Secretary**

**Chairman**

	Sr.	Energy Conservation Measures	Quantity																						
	1.	Overall energy saving	20%																						
33	Environmental Management plan budget during Construction phase-NA																								
34	Environmental Management plan budget during Operation phase																								
	Sr. No	Component	Details	Capital cost Rs. In Lacs	O&M cost (Rs. In Lacs/yr)																				
	1	Storm Water	Storm Water Drainage is provided	35	5.2																				
	2	Sewage Treatment plant	Sewage Treatment Plant of 380 m <sup>3</sup> /day	35	8.7																				
	3	Rain Water Harvesting		4	0.4																				
	4	Swimming pool		0	0																				
	5	Solid waste		15	1.5																				
	6	Green belt development																							
	7	Energy saving		20.6	0.6																				
	8	Environmental Monitoring		MoEF Approved Lab	3																				
	9	Water Treatment Plant		25	6.2																				
		Total		134.6	25.6																				
35.	Parking		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr.</th> <th style="width: 20%;">Type</th> <th style="width: 20%;">Required as per DCR</th> <th style="width: 15%;">Actual Provided (nos.)</th> <th style="width: 20%;">Area per parking (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>4W</td> <td style="text-align: center;">48</td> <td style="text-align: center;">313</td> <td style="text-align: center;">3912.5</td> </tr> <tr> <td>2.</td> <td>2W</td> <td style="text-align: center;">739</td> <td style="text-align: center;">740</td> <td style="text-align: center;">1480</td> </tr> <tr> <td></td> <td>Total</td> <td></td> <td></td> <td style="text-align: center;">5392.5</td> </tr> </tbody> </table>			Sr.	Type	Required as per DCR	Actual Provided (nos.)	Area per parking (m <sup>2</sup> )	1.	4W	48	313	3912.5	2.	2W	739	740	1480		Total			5392.5
Sr.	Type	Required as per DCR	Actual Provided (nos.)	Area per parking (m <sup>2</sup> )																					
1.	4W	48	313	3912.5																					
2.	2W	739	740	1480																					
	Total			5392.5																					
36	Details of Court cases / litigations w.r.t. the project and project location if any.		Yes Original Application No. 17/2021 (WZ)																						

**Deliberations:**

PP stated that, the application is a residential housing Project located at Village Bebadohal, Taluka Maval, District Pune. PP further stated that, they have applied for new EC under Violation Category.

PP inform that, as per the potential, building permission was obtained for the said project from Town Planning Department, Pune vide approval no. PRA/NASR/256/2012 for

**Member Secretary**

**Chairman**

total covered built-up construction area of 16,629 m<sup>2</sup> and as the total built up area was below 20,000 m<sup>2</sup> the construction was initiated as per the said approval. PP stated that, the permissible FSI in the local planning rules increased from 0.75 to 0.90 resulting the total buildable potential of the plot increased accordingly.

PP informed that, they have obtained Environment Clearance for the said proposal from Govt. of Maharashtra vide letter dated 31.03.2015 for the total construction area of 42,671 m<sup>2</sup>, FSI area of 31,059 m<sup>2</sup> and Non-FSI area of 11,612 m<sup>2</sup> PP further stated that, the Gut no. 3(p) was purchased in and the plot area increased by 315 m<sup>2</sup> hence, the total plot area became 26,415 m<sup>2</sup>. The total covered built-up construction area also increased by 3,755 m<sup>2</sup> (from earlier 42,671 m<sup>2</sup> as per the EC to now total of 46,425 m<sup>2</sup>). PP stated that, there is increase in total covered built-up construction area, along with 40 flats increased too.

PP further stated that, the said increase in the built up area was less than 10%, hence an application for amendment was made to SEIAA on 30.01.2019 as per the letter published “Regarding amendments in Environment Clearances issued to the building construction projects” under Medha Gadgil, Additional Chief secretary of SEIAA, Maharashtra dated 29.11.2014.

PP further informed that, the actual construction done on-site has a different building configuration than mentioned in EC (the configuration has been changed in the vertical direction, but the plinth has not changed). Also, the excess area constructed over and above sanctioned in EC.

PP stated that, the total covered built-up area constructed to date is 46,425 m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671 m<sup>2</sup>. PP informed that, they have applied for Terms of Reference and Environment Clearance (Expansion – Fresh Case) for the changes/ addition / variation in total covered built-up construction area occurred and executed in the project as per the MoEFCC published a Standard Operating Procedure (SOP) on 07.07.2021 and Office Memorandum dated 28.01.2022.

PP further stated that, the project was earlier considered in 137<sup>th</sup> SEAC-III meeting held on 30.03.2022 and the application is forwarded to SEIAA by SEAC for further guidance. PP further stated that, the project was considered in the 242<sup>nd</sup> SEIAA meeting held on 21.04.2022 and SEIAA observed that there is a matter pending in Hon'ble High Court, SEIAA decided to defer the proposal till the matter in NGT is decided. PP further stated that, the

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proposal again considered in the 258th SEIAA meeting on 03.04.2023 and SEIAA decided to refer back the proposal once again to SEAC-III for appraisal vide Terms of Reference (ToR) in this regard.

PP further stated that, they have calculated penalty provision for violation application as per approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance on the PARIVESH portal and they have calculated violation days from 15.12.2018 to date of EC application 16.02.2022 i.e. 1159 days.

### **Building configuration**

Sr. No	Building name & number	As per EC: 2015.03.31 Configuration & flats no.	As per CC and current status	Remark
1	A1 (Earlier B7)	P+12 (96)	P + 8 (96)	The name of the building changed and floors no. decreased
2	A2	G+9 (115)	P+11 (132)	Footprint not changed. Increased Floor by 2nos. and flats by 17 nos.
3	B1	P+7 (56)	P+7 (56)	Not changed
4	B2	P+7 (56)	P+7 (56)	Not changed
5	B3	P+7 (56)	P+7 (56)	Not changed
6	B4	P+7 (56)	P+8 (64)	Footprint not changed. No. of floors increased by 1 no. and flats by 8 no.
7	B5	P+7 (56)	P+8 (64)	Footprint not changed. No. of floors increased by 1 no. and flats by 8 no.
8	B6	P+8 (64)	P+9 (72)	Footprint not changed. Increased Floor by 1 no. and flat by 8 no.
9	0	P+9 (72)	P+9 (71)	Footprint and Configuration not changed, No. of flat decreased by 1 no.)
10	C2	P+9 (72)	P+9 (72)	Not changed
11	Club- house	Not reflected	Ground	It was mentioned on the approved layout
12	Total Flat no.	699	739	Increased Flats by 40 nos.

SEAC-3 appraised the proposal as per Circular issued by SEIAA vide dated 22.08.2022. The case was discussed on the basis of the documents submitted and presentation made by the

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proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined.

After detailed deliberations on the proposal committee confirmed the case to be of violation of the EIA Notification, 2006 and as per Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021 issued by the Ministry of Environment, Forest & Climate Change, decided to issuing following Term of Reference for undertaking EIA and preparation of Environment Management Plan (EMP):

<b>Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases</b>		
The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28 <sup>th</sup> January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance” 2018.		
The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14 <sup>th</sup> March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12 <sup>th</sup> November 2018 in the proposal No IA/MH/MIN/68113/2017.		
<b>A</b>	<b>Project Description</b>	
<b>A</b>	<b>1</b>	Project description, its importance and benefits.
<b>A</b>	<b>2</b>	Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage). hydro geological survey report with graphs & data.
<b>A</b>	<b>3</b>	Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
<b>A</b>	<b>4</b>	Land acquisition status, R & R details.
<b>A</b>	<b>5</b>	Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
<b>A</b>	<b>6</b>	High Tension lines or Hazard lines if any on the plot.
<b>A</b>	<b>7</b>	Plan showing HFL/CRZ lines.
<b>A</b>	<b>8</b>	Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed including tis configuration as per earlier EC (if applicable) and proposed development.
<b>A</b>	<b>9</b>	PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.
<b>A</b>	<b>10</b>	Project cost shall be based on government notified stamp duty ready reckoner at time of application including cost of land and construction including civil, MEP works,

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		environment services, site/land development, horticulture/landscape works etc complete
<b>B</b>	<b>Base Line Data</b>	
<b>B</b>	<b>1</b>	Baseline environmental study for ambient air (PM <sub>10</sub> , PM <sub>2.5</sub> , SO <sub>2</sub> , NO <sub>x</sub> & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km, The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
<b>B</b>	<b>2</b>	Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformity to prevailing Tree Act.
<b>B</b>	<b>3</b>	Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
<b>B</b>	<b>4</b>	Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
<b>B</b>	<b>5</b>	Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
<b>B</b>	<b>6</b>	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before and after development.
<b>B</b>	<b>7</b>	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
<b>B</b>	<b>8</b>	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
<b>B</b>	<b>9</b>	Proximity to Areas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
<b>B</b>	<b>10</b>	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL, HTL, CRZ area, location of the mine lease w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concerned Coastal Zone Management Authority).
<b>B</b>	<b>11</b>	The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
<b>B</b>	<b>12</b>	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.

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<b>B</b>	<b>13</b>	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
<b>B</b>	<b>14</b>	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
<b>B</b>	<b>15</b>	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
<b>B</b>	<b>16</b>	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.
<b>B</b>	<b>17</b>	Information on site elevation, working depth, groundwater table etc. should be provided both in AMSL and BGL. A schematic diagram may also be provided for the same.
<b>C</b>	<b>Traffic Impact Study</b>	
<b>C</b>	<b>1</b>	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
<b>C</b>	<b>2</b>	Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.
<b>C</b>	<b>3</b>	Topographic details of roads and intersection of the surrounding roads where counts are taken, actual geometry on ground to be shown with dimensions.
<b>C</b>	<b>4</b>	Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.
<b>C</b>	<b>5</b>	Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
<b>C</b>	<b>6</b>	Parking statement mentioning parking as per DCR & parking provided actually.
<b>C</b>	<b>7</b>	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
<b>D</b>	<b>Environmental Impact and Management Plan</b>	
<b>D</b>	<b>1</b>	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.

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<b>D</b>	<b>2</b>	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
<b>D</b>	<b>3</b>	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E- waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along with marked locations on the master plan. Design details of waste processing equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.
<b>D</b>	<b>4</b>	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions
<b>D</b>	<b>6</b>	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
<b>D</b>	<b>7</b>	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residential buildings are proposed.
<b>D</b>	<b>8</b>	A detailed phase wise development plan with safety planning where occupancy has been given.
<b>D</b>	<b>9</b>	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.
<b>D</b>	<b>10</b>	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels& calculations of energy saving; Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project. Report on ECBC compliance.
<b>D</b>	<b>11</b>	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total demand load shall be provided with Solar PV.
<b>D</b>	<b>12</b>	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
<b>D</b>	<b>13</b>	PP to submit Disaster management plan.
<b>D</b>	<b>14</b>	Preparation of site specific, executable and auditable environment management plan (EMP)
<b>D</b>	<b>15</b>	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on

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		commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
<b>D</b>	<b>16</b>	Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc
<b>E</b>	<b>Environmental Modelling and additional Studies</b>	
<b>E</b>	<b>1</b>	Fugitive dust modelling by using local meteorological data.
<b>E</b>	<b>2</b>	Ecological footprint calculation using LCA approach.
<b>E</b>	<b>3</b>	Estimation of Carbon footprint of the project and its analysis to be included.
<b>E</b>	<b>4</b>	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
<b>E</b>	<b>6</b>	Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
<b>E</b>	<b>7</b>	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
<b>E</b>	<b>8</b>	Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
<b>E</b>	<b>9</b>	Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
<b>E</b>	<b>10</b>	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final EIA/EMP Report of the Project.
<b>E</b>	<b>11</b>	PP to refer “approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance” available on the portal : “ecmpcb.in”.
<b>F</b>	<b>NOCs, Undertakings, CER and Litigations</b>	
<b>F</b>	<b>1</b>	NOC’s required: a) CFO, b) Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H ) Defence/NAD etc
<b>F</b>	<b>2</b>	Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
<b>F</b>	<b>3</b>	Include condition of “maintenance of all Pollution Control Equipment’s and functioning of Environment Monitoring Cell in PP’s MoU with society /maintenance agencies /vendors.

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<b>F</b>	<b>4</b>	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
<b>F</b>	<b>5</b>	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
<b>F</b>	<b>6</b>	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
<b>G</b>	<b>Specific Term of Reference</b>	
<b>G</b>	<b>1</b>	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.
<b>G</b>	<b>2</b>	As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment (EIA) report and Environment Management Plan (EMP) in a time bound manner.
<b>G</b>	<b>3</b>	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Plan and (c) Community Augmentation Plan.
<b>G</b>	<b>4</b>	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
<b>G</b>	<b>5</b>	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled "Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018
<b>G</b>	<b>6</b>	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, due to violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready Reckoner Rates as well as the cost towards implementation of EMP should be clearly spelt out.
<b>G</b>	<b>7</b>	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
<b>G</b>	<b>8</b>	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
<b>G</b>	<b>9</b>	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations

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		of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.
<b>G</b>	<b>10</b>	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project. d) Where the documents provided are in a language other than English, an English translation should be provided.
<b>G</b>	<b>11</b>	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
<b>H</b>	<b>Other points:</b>	
<b>H</b>	<b>1</b>	PP to submit the DP Plan.
<b>H</b>	<b>2</b>	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) on site along with the chronology.
<b>H</b>	<b>3</b>	PP to submit the all-approvals details (CC, OC etc) regarding project under consideration.
<b>H</b>	<b>4</b>	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.

**Decision: -**

**After deliberation, Committee decided to recommend the proposal to SEIAA for grant of ToR.**

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<b>2</b>	<b>SIA/MH/MIS/72296/2022</b>	<b>Residential project of Xrbia Hinjewadi Special Township - Sector R 22 to R28 and Sector R 29 at S. Nos. 38/2 and others, Village Nere - Dattawadi, Taluka - Mulshi, District of Pune M/s. Xrbia Hinjewadi Developers Private Limited. (hereafter called as Project Proponent (PP) as Developers Applicant)</b>
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Representative of PP was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

It is noted that, the PP has submitted the application for ToR under Violation Category for proposed residential project with total plot area of 1,17,232 m<sup>2</sup>, FSI area of 1,43,242 m<sup>2</sup>, Non FSI area of 32,637 m<sup>2</sup> and total BUA of 1,75,879 m<sup>2</sup>

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## State Environment Impact Assessment Authority

No. SIA/MH/MIS/72260/2022  
 Environment & Climate Change  
 Department, 217(Annex),  
 Mantralaya, Mumbai- 400032.  
 Date : 25/09/2023

To,  
 M/s.Xrbia North Hinjewadi Developers Pvt. Ltd.,  
 Gut No. 1(p), 3(p) at Village Bebadohal,  
 Taluka Maval, District Pune.

Subject: Application for Environment Clearance of Residential project Riverfront (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by M/s.Xrbia North Hinjewadi Developers Pvt. Ltd.- Terms of Reference (ToR) regarding (Violation Category)

Ref. : Your application no. SIA/MH/MIS/72260/2022

This has reference to your proposal submitted to State Environment Impact Assessment Authority (SEIAA) for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986 under violation category as per MoEF&CC OM dated 07.07.2021.

- The proposal for grant of Terms of Reference (ToR) which was considered by the State Expert Appraisal Committee (SEAC-2) in its 174<sup>th</sup> meeting and by SEIAA in its 264<sup>st</sup> (Day-1) meeting held on 08.08.2023.
- ToR for the said project is issued as per details of the project, which are as given below:-

1	Proposal Number	SIA/MH/MIS/72260/2022	
2	Name of Project	Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.	
3	Project Category	8(b) B2 Category	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Veer Bharti Kouls Authorized Person
		Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004
		Tel	02066858659
		Mobile	9960400259
		Email ID	veerkouls@xrbia.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd.	
7	Applied for	Expansion in Environmental Clearance (Violation project)	
8	Details of previous EC	Govt. of Maharashtra vide Letter No. SEAC-III-2013/CR-244/TC-3 on 31.03.2015	

9	Location of project	Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval, District Pune			
10	Latitude and Longitude	18°41'38.40"N			
		73°38'52.83"E			
11	Total Plot area (m <sup>2</sup> )	26,415			
12	Deductions (m <sup>2</sup> )	3,962			
13	Net Plot Area (m <sup>2</sup> )	22,453			
14	Proposed FSI Area (m <sup>2</sup> )	27,933			
15	Proposed Non FSI Area (m <sup>2</sup> )	18,492			
16	Proposed Total BUA area (m <sup>2</sup> )	46,425			
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	45,757.20			
18	Ground coverage (m <sup>2</sup> ) & %	5007 m <sup>2</sup> i.e.19%			
19	Total Project Cost (Rs.)	Rs.60 crore			
20	CER as per MoEF&CC circular dated 01/05/2018	NA			
21	Details of Building Configuration	Building Name	Configuration	Flats (no.)	Height (m)
		A1 (earlier B7)	Po+8 floors	96	26.55
		A2	Po +11 floors	132	35.40
		B1	Po +7 floors	56	23.65
		B2	Po +7 floors	56	23.65
		B3	Po +7 floors	56	23.65
		B4	Po +8 floors	64	26.55
		B5	Po +8 floors	64	26.55
		B6	Po +9 floors	72	29.50
		C1	Po +9 floors	71	29.50
		C2	Po +9 floors	72	29.50
		Club house	Ground		4.2
		Total		739	
22	Total number of tenements	739 nos.			
23	Water Budget		Dry Season	Wet Season	
	Fresh water (in m <sup>3</sup> /day)		325 m <sup>3</sup> /day	325 m <sup>3</sup> /day	
	Recycled water (Flushing)		162 m <sup>3</sup> /day	162 m <sup>3</sup> /day	
	Recycled water (Gardening)		20 m <sup>3</sup> /day	20 m <sup>3</sup> /day	
	Total water requirement		487 m <sup>3</sup> /day	487 m <sup>3</sup> /day	
24	Water Storage Capacity for Firefighting/ UGT (m <sup>3</sup> )				
	Firefighting (Underground water tank)		150 m <sup>3</sup> /day	150 m <sup>3</sup> /day	
	Firefighting (Overhead water tank)		10 m <sup>3</sup> /day	10 m <sup>3</sup> /day	
	Excess treated water		168 m <sup>3</sup> /day	183 m <sup>3</sup> /day	
25	Source of water				
26	Rain Water Harvesting (RWH)				
	i) Size and no of RWH tank(s) and Quantity	No RWH tank			

	ii) Quantity of recharge pits proposed	15 Nos.			
27	Sewage and waste water Demand				
	i) Sewage generation in KLD	390 m <sup>3</sup> /day			
	ii) STP technology	MBBR STP technology			
	iii) No. and Capacity of STP	380 m <sup>3</sup> /day			
28	Solid Waste Generated in the Pre-Construction & Construction phase:				
	i) Dry waste	No waste generates from the project			
	ii) Wet waste	No waste generates from the project			
	iii) Construction Waste generation	No waste generates from the project			
29	Solid Waste generation in operation Phase:				
	Type	Quantity	Treatment / disposal		
	i) Dry waste	650 kg/day	Handed over to Local Body		
	ii) Wet waste	975 kg/day	Treated in OWC		
	iii) Hazardous waste	NA	NA		
	iv) Biomedical waste (If applicable)	Negligible	Negligible		
	v) E Waste	Negligible	Negligible		
	vi) STP Sludge (dry)	4 kg/day	Dried sludge is used as manure		
30	Green Belt Development				
	Req. RG area (m <sup>2</sup> )	2641.50			
	Provided RG area	2663.91			
	Additional garden / paved area	3336.09			
	Existing trees on plot	357 No.			
	Number of trees to be planted	NA			
	No of trees to be cut	NA			
	Number of trees to be transplanted	NA			
31	Power requirement				
	1. Source of power supply	MSEDCL			
	2. During Construction Phase: (Demand Load)	50 kVA			
	3. During Operation phase (Connected Load)	2,337 kW			
	4. During Operation phase (Demand Load)	1,795 kW			
	5. Transformer	3 no. X 600 kVA			
	6. DG set	1 no. X 200 kVA			
	7. Fuel Used	Diesel			
32	Detail Energy saving				
	Sr.	Energy Conservation Measures	Quantity		
	1.	Overall energy saving	20%		
33	Environmental Management plan budget during Construction phase-NA				
34	Environmental Management plan budget during Operation phase				
	Sr. No	Component	Details	Capital cost Rs. In Lacs	O&M cost (Rs.In Lacs/yr)

1	Storm Water	Storm Water Drainage is provided	35	5.2		
2	Sewage Treatment plant	Sewage Treatment Plant of 380 m <sup>3</sup> /day	35	8.7		
3	Rain Water Harvesting		4	0.4		
4	Swimming pool		0	0		
5	Solid waste		15	1.5		
6	Green belt development					
7	Energy saving		20.6	0.6		
8	Environmental Monitoring		MoEF Approved Lab	3		
9	Water Treatment Plant		25	6.2		
	Total		134.6	25.6		
35.	Parking					
		Sr.	Type	Required as per DCR	Actual Provided (nos.)	Area per parking (m <sup>2</sup> )
		1.	4W	48	313	3912.5
		2.	2W	739	740	1480
			Total			5392.5
36	Details of Court cases / litigations w.r.t. the project and project location if any.	Yes Original Application No. 17/2021 (WZ)				

- The project/ activity is covered under item 8(a) 'Townships and Area Development Projects' of the Schedule to the EIA Notification, 2006 under violation category.
- SEAC-3 in its 174<sup>th</sup> meeting after detailed deliberation recommended the project for grant of ToR. As per the recommendations of the SEAC, the SEIAA hereby accords ToR for preparation of the Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP) the following specific and general conditions:-

**Specific Conditions-**

**Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases**

The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28<sup>th</sup> January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018.

The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14<sup>th</sup> March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12<sup>th</sup> November 2018 in the proposal No IA/MH/MIN/68113/2017.

A	Project Description
A	1 Project description, its importance and benefits.

A	2	Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage). hydro geological survey report with graphs & data.
A	3	Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
A	4	Land acquisition status, R & R details.
A	5	Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
A	6	High Tension lines or Hazard lines if any on the plot.
A	7	Plan showing HFL/CRZ lines.
A	8	Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed including its configuration as per earlier EC (if applicable) and proposed development.
A	9	PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.
A	10	Project cost shall be based on government notified stamp duty ready reckoner at time of application including cost of land and construction including civil, MEP works,
		environment services, site/land development, horticulture/landscape works etc complete
<b>B</b>	<b>Base Line Data</b>	
B	1	Baseline environmental study for ambient air (PM10, PM2.5, SO <sub>2</sub> , NO <sub>x</sub> & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km, The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
B	2	Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformity to prevailing Tree Act.
B	3	Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
B	4	Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
B	5	Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
B	6	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before and after development.

B	7	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
B	8	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
B	9	Proximity to Areas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
B	10	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL, HTL, CRZ area, location of the mine lease w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concerned Coastal Zone Management Authority).
B	11	The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
B	12	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
B	13	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
B	14	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
B	15	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
B	16	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.
B	17	Information on site elevation, working depth, groundwater table etc. should be provided both in AMSL and BGL. A schematic diagram may also be provided for the same.
C	<b>Traffic Impact Study</b>	
C	1	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
C	2	Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.
C	3	Topographic details of roads and intersection of the surrounding roads where counts are taken, actual geometry on ground to be shown with dimensions.
C	4	Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.

C	5	Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
C	6	Parking statement mentioning parking as per DCR & parking provided actually.
C	7	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
D	<b>Environmental Impact and Management Plan</b>	
D	1	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.
D	2	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
D	3	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E-waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along with marked locations on the master plan. Design details of waste processing equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.
D	4	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions
D	6	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
D	7	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residential buildings are proposed.
D	8	A detailed phase wise development plan with safety planning where occupancy has been given.
D	9	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.
D	10	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels & calculations of energy saving; Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project. Report on ECBC compliance.

<b>D</b>	<b>11</b>	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total demand load shall be provided with Solar PV.
<b>D</b>	<b>12</b>	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
<b>D</b>	<b>13</b>	PP to submit Disaster management plan.
<b>D</b>	<b>14</b>	Preparation of site specific, executable and auditable environment management plan (EMP)
<b>D</b>	<b>15</b>	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
<b>D</b>	<b>16</b>	Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc
<b>E</b>	<b>Environmental Modelling and additional Studies</b>	
<b>E</b>	<b>1</b>	Fugitive dust modelling by using local meteorological data.
<b>E</b>	<b>2</b>	Ecological footprint calculation using LCA approach.
<b>E</b>	<b>3</b>	Estimation of Carbon footprint of the project and its analysis to be included.
<b>E</b>	<b>4</b>	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
<b>E</b>	<b>6</b>	Gate mass balance analysis for environmental parameters related to solid/liquid wastematerial coming to site, waste generated and its treatment and disposal from site.
<b>E</b>	<b>7</b>	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
<b>E</b>	<b>8</b>	Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
<b>E</b>	<b>9</b>	Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
<b>E</b>	<b>10</b>	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final EIA/EMP Report of the Project.

<b>E</b>	<b>11</b>	PP to refer "approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance" available on the portal : "ecmpcb.in".
<b>F</b>	<b>NOCs, Undertakings, CER and Litigations</b>	
<b>F</b>	<b>1</b>	NOC's required: a) CFO, b) Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H ) Defence/NAD etc
<b>F</b>	<b>2</b>	Undertaking to provide DG set backup to all Pollution Control Devices, WaterSupply, Emergency Services including emergency lifts, etc.
<b>F</b>	<b>3</b>	Include condition of "maintenance of all Pollution Control Equipment's and functioning of Environment Monitoring Cell in PP's MoU with society /maintenance agencies /vendors.
<b>F</b>	<b>4</b>	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
<b>F</b>	<b>5</b>	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
<b>F</b>	<b>6</b>	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
<b>G</b>	<b>Specific Term of Reference</b>	
<b>G</b>	<b>1</b>	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.
<b>G</b>	<b>2</b>	As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment(EIA) report and Environment Management Plan (EMP) in a time bound manner.
<b>G</b>	<b>3</b>	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Plan and (c) Community Augmentation Plan.
<b>G</b>	<b>4</b>	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
<b>G</b>	<b>5</b>	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled "Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018
<b>G</b>	<b>6</b>	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, due to violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready Reckoner Rates as well as the cost towards implementation of EMP should be clearly spelt out.

<b>G</b>	<b>7</b>	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
<b>G</b>	<b>8</b>	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
<b>G</b>	<b>9</b>	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/proceduresto bring into focus any infringement/deviation/violation of the environmental or forest norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.
<b>G</b>	<b>10</b>	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project. d) Where the documents provided are in a language other than English, an English translation should be provided.
<b>G</b>	<b>11</b>	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
<b>H</b>	<b>Other points:</b>	
<b>H</b>	<b>1</b>	PP to submit the DP Plan.
<b>H</b>	<b>2</b>	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) onsite along with the chronology.
<b>H</b>	<b>3</b>	PP to submit the all-approvals details (CC, OC etc) regarding project under consideration.
<b>H</b>	<b>4</b>	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.

### **General Guidelines**

- i. The EIA document shall be printed on both sides, as for as possible.
- ii. All documents should be properly indexed, page numbered.
- iii. Period/date of data collection should be clearly indicated.
- iv. The letter/application for EC should quote the Proposal No. and also attach a copy of the letter prescribing the ToR.
- v. The copy of the letter received from the SEIAA on the ToR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
- vi. The final EIA-EMP report submitted to the SEIAA must incorporate the issues mentioned in ToR. The index of the final EIA-EMP report, must indicate the specific

- chapter and page no. of the EIA-EMP Report where the specific ToR prescribed by Ministry. Questionnaire related to the project (posted on MoEF & CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.
- vii. Grant of ToR does not mean grant of EC.
  - viii. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
  - ix. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed ToRs (ToR proposed by the project proponent and additional ToR given by the MoEF & CC) have been complied with and the data submitted is factually correct (Refer MoEF & CC Office memorandum dated 4<sup>th</sup> August, 2009).
  - x. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF & CC Office Memorandum dated 4<sup>th</sup> August, 2009). The project leader of the EIA study shall also be mentioned.
  - xi. All the ToR points as presented before the State Expert Appraisal Committee (SEAC) shall be covered.
6. The above ToR should be considered in addition to all the relevant information as per the 'Generic Structure of EIA' given in Appendix III and IIIA in the EIA Notification, 2006.
  7. The project proponent shall submit the detailed final EIA/EMP prepared as per ToR to the SEIAA for considering the proposal for environmental clearance within 3 years as per the MoEF & CC O.M. No. J-11013/41/2006-IA-II (I) (Part) dated 29.08.2017.
  8. The consultants involved in preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/ Laboratories including their status of approvals etc. vide Notification of the MoEF&CC dated 19.07.2013.
  9. The prescribed ToR would be valid for a period of three years for submission of the EIA/EMP Reports.



(Pravin Darade)  
Principal Secretary &  
Member Secretary, SEIAA

Copy to:

1. Chairman, SEIAA (Maharashtra), Mumbai.
2. Principal Secretary, Environment, Room no.217, Annex. Bldg., Mantralaya, Mumbai.
3. Member Secretary, SEAC-3, 15<sup>th</sup> floor, New Administrative Building, Mantralaya, Mumbai.
4. Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> Floor, Opp. Cine Planet, Sion Circle, Mumbai - 400 022.

**1107**

Minutes of 264<sup>th</sup> Day – 1 (Part D) meeting of SEIAA held on 08<sup>th</sup> August, 2023

**Item no. 40**

**Proposal No.:-** SIA/MH/MIS/72260/2022

**Type of Project: ToR**

**Subject-** Application for Environment Clearance of Residential project Riverfront (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by M/s.Xrbia North Hinjewadi Developers Pvt. Ltd.

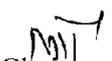
**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/MIS/72260/2022											
2	Name of Project	Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.											
3	Project Category	8(b) B2 Category											
4	Type of Institution	Private											
5	Project Proponent	<table border="1"> <tr> <td>Name</td> <td>Mr. Veer Bharti Kouls Authorized Person</td> </tr> <tr> <td>Address</td> <td>First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004</td> </tr> <tr> <td>Tel</td> <td>02066858659</td> </tr> <tr> <td>Mobile</td> <td>9960400259</td> </tr> <tr> <td>Email ID</td> <td>veerkouls@xrbia.com</td> </tr> </table>		Name	Mr. Veer Bharti Kouls Authorized Person	Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004	Tel	02066858659	Mobile	9960400259	Email ID	veerkouls@xrbia.com
Name	Mr. Veer Bharti Kouls Authorized Person												
Address	First Floor, Mantri House, 929, Fergusson College Rd, near Dnyaneshwar Paduka Chowk, Pune, Maharashtra 411004												
Tel	02066858659												
Mobile	9960400259												
Email ID	veerkouls@xrbia.com												
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd.											
7	Applied for	Expansion in Environmental Clearance (Violation project)											
8	Details of previous EC	Govt. of Maharashtra vide Letter No. SEAC-III-2013/CR-244/TC-3 on 31.03.2015											
9	Location of project	Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval, District Pune											
10	Latitude and Longitude	18°41'38.40"N 73°38'52.83"E											
11	Total Plot area (m <sup>2</sup> )	26,415											
12	Deductions (m <sup>2</sup> )	3,962											
13	Net Plot Area (m <sup>2</sup> )	22,453											
14	Proposed FSI Area (m <sup>2</sup> )	27,933											
15	Proposed Non FSI Area (m <sup>2</sup> )	18,492											
16	Proposed Total BUA area (m <sup>2</sup> )	46,425											
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	45,757.20											
18	Ground coverage (m <sup>2</sup> ) & %	5007 m <sup>2</sup> i.e.19%											
19	Total Project Cost (Rs.)	Rs.60 crore											
20	CER as per MoEF&CC circular dated 01/05/2018	NA											

  
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21	Details of Building Configuration	Building Name	Configuration	Flats (no.)	Height (m)
		A1 (earlier B7)	Po+8 floors	96	26.55
		A2	Po +11 floors	132	35.40
		B1	Po +7 floors	56	23.65
		B2	Po +7 floors	56	23.65
		B3	Po +7 floors	56	23.65
		B4	Po +8 floors	64	26.55
		B5	Po +8 floors	64	26.55
		B6	Po +9 floors	72	29.50
		C1	Po +9 floors	71	29.50
		C2	Po +9 floors	72	29.50
		Club house	Ground		4.2
		Total		739	
22	Total number of tenements	739 nos.			
23	Water Budget				
		Dry Season	Wet Season		
	Fresh water (in m <sup>3</sup> /day)	325 m <sup>3</sup> /day	325 m <sup>3</sup> /day		
	Recycled water (Flushing)	162 m <sup>3</sup> /day	162 m <sup>3</sup> /day		
	Recycled water (Gardening)	20 m <sup>3</sup> /day	20 m <sup>3</sup> /day		
	Total water requirement	487 m <sup>3</sup> /day	487 m <sup>3</sup> /day		
24	Water Storage Capacity for Firefighting/ UGT (m <sup>3</sup> )				
	Firefighting (Underground water tank)	150 m <sup>3</sup> /day	150 m <sup>3</sup> /day		
	Firefighting (Overhead water tank)	10 m <sup>3</sup> /day	10 m <sup>3</sup> /day		
	Excess treated water	168 m <sup>3</sup> /day	183 m <sup>3</sup> /day		
25	Source of water				
26	Rain Water Harvesting (RWH)				
	i) Size and no of RWH tank(s) and Quantity	No RWH tank			
	ii) Quantity of recharge pits proposed	15 Nos.			
27	Sewage and waste water Demand				
	i) Sewage generation in KLD	390 m <sup>3</sup> /day			
	ii) STP technology	MBBR STP technology			
	iii) No. and Capacity of STP	380 m <sup>3</sup> /day			
28	Solid Waste Generated in the Pre-Construction & Construction phase:				
	i) Dry waste	No waste generates from the project			
	ii) Wet waste	No waste generates from the project			
	iii) Construction Waste generation	No waste generates from the project			
29	Solid Waste generation in operation Phase:				

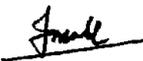
  
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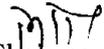
  
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# 1110

Minutes of 264<sup>th</sup> Day – 1 (Part D) meeting of SEIAA held on 08<sup>th</sup> August, 2023

	Type	Quantity	Treatment / disposal		
	i) Dry waste	650 kg/day	Handed over to Local Body		
	ii) Wet waste	975 kg/day	Treated in OWC		
	iii) Hazardous waste	NA	NA		
	iv) Biomedical waste (If applicable)	Negligible	Negligible		
	v) E Waste	Negligible	Negligible		
	vi) STP Sludge (dry)	4 kg/day	Dried sludge is used as manure		
30	Green Belt Development				
	Req. RG area (m <sup>2</sup> )	2641.50			
	Provided RG area	2663.91			
	Additional garden / paved area	3336.09			
	Existing trees on plot	357 No.			
	Number of trees to be planted	NA			
	No of trees to be cut	NA			
	Number of trees to be transplanted	NA			
31	Power requirement				
	1. Source of power supply	MSEDCL			
	2. During Construction Phase: (Demand Load)	50 kVA			
	3. During Operation phase (Connected Load)	2,337 kW			
	4. During Operation phase (Demand Load)	1,795 kW			
	5. Transformer	3 no. X 600 kVA			
	6. DG set	1 no. X 200 kVA			
	7. Fuel Used	Diesel			
32	Detail Energy saving				
	Sr.	Energy Conservation Measures	Quantity		
	1.	Overall energy saving	20%		
33	Environmental Management plan budget during Construction phase-NA				
34	Environmental Management plan budget during Operation phase				
	Sr. No	Component	Details	Capital cost Rs. In Lacs	O&M cost (Rs. In Lacs/yr)
	1	Storm Water	Storm Water Drainage is provided	35	5.2
	2	Sewage Treatment plant	Sewage Treatment Plant of 380 m <sup>3</sup> /day	35	8.7
	3	Rain Water Harvesting		4	0.4
	4	Swimming pool		0	0
	5	Solid waste		15	1.5
	6	Green belt development			

  
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7	Energy saving		20.6	0.6		
8	Environmental Monitoring		MoEF Approved Lab	3		
9	Water Treatment Plant		25	6.2		
	Total		134.6	25.6		
35.	Parking					
		Sr.	Type	Required as per DCR	Actual Provided (nos.)	Area per parking (m <sup>2</sup> )
		1.	4W	48	313	3912.5
		2.	2W	739	740	1480
			Total			5392.5
36	Details of Court cases / litigations w.r.t. the project and project location if any.	Yes Original Application No. 17/2021 (WZ)				

**SEAC Deliberation –**

PP stated that, the application is a residential housing Project located at Village Bebadohal, Taluka Maval, District Pune. PP further stated that, they have applied for new EC under Violation Category.

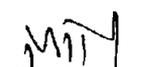
PP inform that, as per the potential, building permission was obtained for the said project from Town Planning Department, Pune vide approval no. PRA/NASR/256/2012 for total covered built-up construction area of 16,629 m2 and as the total built up area was below 20,000 m2 the construction was initiated as per the said approval. PP stated that, the permissible FSI in the local planning rules increased from 0.75 to 0.90 resulting the total buildable potential of the plot increased accordingly.

PP informed that, they have obtained Environment Clearance for the said proposal from Govt. of Maharashtra vide letter dated 31.03.2015 for the total construction area of 42,671 m2, FSI area of 31,059 m2 and Non-FSI area of 11,612 m2 PP further stated that, the Gut no. 3(p) was purchased in and the plot area increased by 315 m2 hence, the total plot area became 26,415 m2 . The total covered built-up construction area also increased by 3,755 m2 (from earlier 42,671 m2 as per the EC to now total of 46,425 m2 ). PP stated that, there is increase in total covered built-up construction area, along with 40 flats increased too.

PP further stated that, the said increase in the built up area was less than 10%, hence an application for amendment was made to SEIAA on 30.01.2019 as per the letter published “Regarding amendments in Environment Clearances issued to the building construction projects” under Medha Gadgil, Additional Chief secretary of SEIAA, Maharashtra dated 29.11.2014.

PP further informed that, the actual construction done on-site has a different building configuration than mentioned in EC (the configuration has been changed in the vertical

  
Member Secretary

  
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Minutes of 264<sup>th</sup> Day – 1 (Part D) meeting of SEIAA held on 08<sup>th</sup> August, 2023

direction, but the plinth has not changed). Also, the excess area constructed over and above sanctioned in EC.

PP stated that, the total covered built-up area constructed to date is 46,425 m<sup>2</sup> , vis-à- vis area approved in the EC of 42,671 m<sup>2</sup> . PP informed that, they have applied for Terms of Reference and Environment Clearance (Expansion – Fresh Case) for the changes/ addition / variation in total covered built-up construction area occurred and executed in the project as per the MoEFCC published a Standard Operating Procedure (SOP) on 07.07.2021 and Office Memorandum dated 28.01.2022.

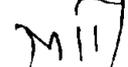
PP further stated that, the project was earlier considered in 137<sup>th</sup> SEAC-III meeting held on 30.03.2022 and the application is forwarded to SEIAA by SEAC for further guidance. PP further stated that, the project was considered in the 242<sup>nd</sup> SEIAA meeting held on 21.04.2022 and SEIAA observed that there is a matter pending in Hon'ble High Court, SEIAA decided to defer the proposal till the matter in NGT is decided. PP further stated that, the proposal again considered in the 258<sup>th</sup> SEIAA meeting on 03.04.2023 and SEIAA decided to refer back the proposal once again to SEAC-III for appraisal vide Terms of Reference (ToR) in this regard.

PP further stated that, they have calculated penalty provision for violation application as per approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance on the PARIVESH portal and they have calculated violation days from 15.12.2018 to date of EC application 16.02.2022 i.e. 1159 days.

**Building configuration**

Sr. No	Building name & number	As per EC: 2015.03.31 Configuration & flats no.	As per CC and current status	Remark
1	A1 (Earlier B7)	P+12 (96)	P + 8 (96)	The name of the building changed and floors no. decreased
2	A2	G+9 (115)	P+11 (132)	Footprint not changed. Increased Floor by 2nos. and flats by 17 nos.
3	B1	P+7 (56)	P+7 (56)	Not changed
4	B2	P+7 (56)	P+7 (56)	Not changed
5	B3	P+7 (56)	P+7 (56)	Not changed
6	B4	P+7 (56)	P+8 (64)	Footprint not changed. No. of floors increased by 1 no. and flats by 8 no.
7	B5	P+7 (56)	P+8 (64)	Footprint not changed. No. of floors increased by 1 no. and flats by 8 no.
8	B6	P+8 (64)	P+9 (72)	Footprint not changed. Increased Floor by 1no. and flat by 8 no.
9	0	P+9 (72)	P+9 (71)	Footprint and Configuration not changed, No. of flat decreased by 1 no.)

  
Member Secretary

  
Chairman

10	C2	P+9 (72)	P+9 (72)	Not changed
11	Club- house	Not reflected	Ground	It was mentioned on the approved layout
12	Total Flat no.	699	739	Increased Flats by 40 nos.

SEAC-3 appraised the proposal as per Circular issued by SEIAA vide dated 22.08.2022. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined.

After detailed deliberations on the proposal committee confirmed the case to be of violation of the EIA Notification, 2006 and as per Office Memorandum- F. No. 22-21/2020- IA.III dated 07.07.2021 issued by the Ministry of Environment, Forest & Climate Change, decided to issuing following Term of Reference for undertaking EIA and preparation of Environment Management Plan (EMP):

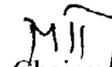
<b>Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases</b>	
The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28 <sup>th</sup> January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance” 2018.	
The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14 <sup>th</sup> March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12 <sup>th</sup> November 2018 in the proposal No IA/MH/MIN/68113/2017.	
A	Project Description
A	1
	Project description, its importance and benefits.
A	2
	Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage). hydro geological survey report with graphs & data.
A	3
	Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
A	4
	Land acquisition status, R & R details.
A	5
	Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
A	6
	High Tension lines or Hazard lines if any on the plot.
A	7
	Plan showing HFL/CRZ lines.
A	8
	Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed including its configuration as per earlier EC (if applicable) and proposed development.
A	9
	PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.

  
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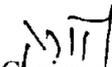
A	10	Project cost shall be based on government notified stamp duty ready reckoner at time of application including cost of land and construction including civil, MEP works, environment services, site/land development, horticulture/landscape works etc complete
<b>B</b>	<b>Base Line Data</b>	
B	1	Baseline environmental study for ambient air (PM <sub>10</sub> , PM <sub>2.5</sub> , SO <sub>2</sub> , NO <sub>x</sub> & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
B	2	Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformity to prevailing Tree Act.
B	3	Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
B	4	Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
B	5	Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
B	6	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before and after development.
B	7	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
B	8	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
B	9	Proximity to Areas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
B	10	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL, HTL, CRZ area, location of the mine lease w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concerned Coastal Zone Management Authority).
B	11	The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
B	12	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
B	13	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.

  
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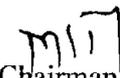
B	14	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
B	15	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
B	16	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.
B	17	Information on site elevation, working depth, groundwater table etc. should be provided both in AMSL and BGL. A schematic diagram may also be provided for the same.
C	<b>Traffic Impact Study</b>	
C	1	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
C	2	Traffic Volume Counts and Turning Movement Counts on all the externalsurrounding roads of the proposed project showing the time period taken.
C	3	Topographic details of roads and intersection of the surrounding roads where countsare taken, actual geometry on ground to be shown with dimensions.
C	4	Traffic generation values of similar development to be given by actual count by actualcount as support data for assumption made to the particular project.
C	5	Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
C	6	Parking statement mentioning parking as per DCR & parking provided actually.
C	7	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
D	<b>Environmental Impact and Management Plan</b>	
D	1	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.
D	2	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
D	3	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E- waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along with marked locations on the

  
Member Secretary

  
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		master plan. Design details of waste processing equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.
<b>D</b>	<b>4</b>	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions
<b>D</b>	<b>6</b>	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
<b>D</b>	<b>7</b>	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residential buildings are proposed.
<b>D</b>	<b>8</b>	A detailed phase wise development plan with safety planning where occupancy has been given.
<b>D</b>	<b>9</b>	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.
<b>D</b>	<b>10</b>	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels& calculations of energy saving; Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project. Report on ECBC compliance.
<b>D</b>	<b>11</b>	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total demand load shall be provided with Solar PV.
<b>D</b>	<b>12</b>	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
<b>D</b>	<b>13</b>	PP to submit Disaster management plan.
<b>D</b>	<b>14</b>	Preparation of site specific, executable and auditable environment management plan (EMP)
<b>D</b>	<b>15</b>	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
<b>D</b>	<b>16</b>	Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc
<b>E</b>	<b>Environmental Modelling and additional Studies</b>	
<b>E</b>	<b>1</b>	Fugitive dust modelling by using local meteorological data.
<b>E</b>	<b>2</b>	Ecological footprint calculation using LCA approach.
<b>E</b>	<b>3</b>	Estimation of Carbon footprint of the project and its analysis to be included.

  
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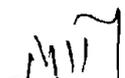
E	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
E	6	Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
E	7	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
E	8	Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
E	9	Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
E	10	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final EIA/EMP Report of the Project.
E	11	PP to refer “approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance” available on the portal : “ecmpcb.in”.
<b>F</b>	<b>NOCs, Undertakings, CER and Litigations</b>	
F	1	NOC’s required: a) CFO, b) Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H ) Defence/NAD etc
F	2	Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
F	3	Include condition of “maintenance of all Pollution Control Equipment’s and functioning of Environment Monitoring Cell in PP’s MoU with society /maintenance agencies /vendors.
F	4	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
F	5	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
F	6	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
<b>G</b>	<b>Specific Term of Reference</b>	
G	1	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.
G	2	As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment (EIA) report and Environment Management Plan (EMP) in a time bound manner.
G	3	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Plan and (c) Community Augmentation Plan.

  
Member Secretary

  
Chairman

G	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
G	5	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled “Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance” 2018
G	6	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, due to violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready Reckoner Rates as well as the cost towards implementation of EMP should be clearly spelt out.
G	7	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
G	8	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
G	9	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedure to bring into focus any infringement/deviation/violation of the environmental or forest norms/conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.
G	10	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project. d) Where the documents provided are in a language other than English, an English translation should be provided.
G	11	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
H	<b>Other points:</b>	
H	1	PP to submit the DP Plan.
H	2	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) onsite along with the chronology.
H	3	PP to submit the all-approvals details (CC, OC etc) regarding project under consideration.
H	4	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.

  
Member Secretary

  
Chairman

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal to SEIAA for grant of ToR.

**Deliberation in SEIAA-**

Proposal is recommended in 174<sup>th</sup> meeting of SEAC-3 for grant of Terms of References (ToR) under violation category.

SEIAA further directed SEIAA cell to communicate with MPCB to confirm whether action has been initiated against the Project Proponent under section 15 of Environment (Protection) Act, 1986 for violating provisions of EIA Notification, 2006.

SEIAA after deliberation decided to grant of Terms of References (ToR) as per recommendation of SEAC.

**SEIAA Decision-**

SEIAA after deliberation decided to grant of Terms of References (ToR) as per recommendation of SEAC.

  
Member Secretary

  
Chairman



PUNEMETROPOLIS  
नियोजनबद्ध विकास

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे  
1120  
Pune metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: [comm@pmrda.gov.in](mailto:comm@pmrda.gov.in)

Annxure-XVIII

Outword No.:DP/BMA/Village Bebedovhal /Gat No. 1 P & 3 P/C.R. 7682

Date :- 15 / 01 / 2024

To,

M/s Xrbia North Hinjewadi Developers P. Ltd. &  
Shri Rahul Rasiklal Nahar  
Though Authorized Signatory: Shri Hitendra Hari Patil  
Resident 929, Mantri House, First Floor, F.C. Road, Pune 411004.

**Subject-** Notice for Violation in respect of obtaining occupancy Certificate in violation of  
Condition imposed in Environment Clearance dated 31-03-2015

WHEREAS, you have obtained prior E.C. from SEAC-III (SEIAA), Maharashtra vide Letter dated 31 March, 2015 subject to certain terms & conditions stipulated therein for the Proposed Residential Development at Gat No.01, Village Bebadohal, Taluka-Maval, District-Pune for total FSI 31059 Square Meters plus Non-FSI 11611.82 Square Meters = Total 42670.82 Square Meters as specifically mentioned in your E.C.

AND WHEREAS, it was obligatory on your part to comply with the conditions stipulated in the E.C. granted to you more particularly not to exceed FSI & Non-FSI mentioned therein. AND WHEREAS, you were granted sanction by the PMRDA subject to the compliance of E.C. granted by the Environment Department, Govt of Maharashtra with the condition that in case of submission of false and misleading documents the Commence Certificate & Development Permission will be treated as revoked.

AND WHEREAS, you have carried out construction beyond total 42670.82 Square Meters for which EC was granted and thereby violated EC-Condition in respect of total BUA. You have thus violated EC.

NOW THEREFORE; you are called up on to show cause why your Commencement Certificate dated 15-12-2018 and Completion Certificate dated 12-06-2020 for exceeding BUA shall not be reviewed suitably and why further action including revocation of such permission and any other appropriate action shall not be initiated. Your reply to this Notice be submitted within 7 days' time , failing which appropriate action will be initiated against you and unauthorized occupants, which please be noted.

(Rahul Mahiwal)

Metropolitan Commissioner  
And  
Chief Executive Officer

o/c.

Pune Metropolitan Region Development Authority, Pune



# 1121 MAHARASHTRA POLLUTION CONTROL BOARD

Annxure-XIX

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

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



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

*Infrastructure/Orange/L.S.I*

Consent order No: *Format 1.0/BO/ROHQ/CE/PN-20203-13/CC-5709*

Date: *14/06/2014*

To,  
M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,  
S.No.1 Village- Bebadohal,  
Taluka Maval, Dist Pune.

Sub : Consent to Establish in Orange category for Building / construction project.

Ref : Minutes of Consent Committee meeting held on 10/06/2014

Your application:- CE1401000317

Date: 16/12/2013

For: Consent to Establish for Construction of Residential 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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to Establish is granted for a period upto:- Commissioning of the unit or five years, whichever is earlier.
2. The Proposed Capital investment of the Project is Rs 46.50 Crs. (As per CA certificate).
3. The Consent to Establish is valid for development of new Residential project by **M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.,** at **S.No.1 Village- Bebadohal, Taluka Maval, Dist Pune.** on total plot area of 26,100.0 Sq. mtrs and total construction built up area of 29290.31 Sq. mtrs. As per construction commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	317.0 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (350.0 KVA)	1	As per Schedule -II

M/s. Xrbia North Hinjewadi Developers Pvt. Ltd., SRO Pune II/O-L/97090000

Page 1 of 6

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	587.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	880.0	Kg/Day	Segregation	By sale
3.	STP Sludge	35.0	Kg/D	---	Used as manure

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the Environment Clearance.
10. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
11. The applicant shall submit an affidavit for complying provisions of RRZ policy 2009 such as Excess treated effluent generated from STP shall be connected to sewer line provided by local body & not store / dispose MSW within 500 mtrs from HFL of Pawana River.
12. This consent is issued as per distance certificate issued by Executive Engineer, Khadkwasala Irrigation Division, Pune-II on dated 09/04/2014 mentioning location of STP & Organic waste convertor plant 122.50 mtrs & 137.5 mtrs respectively from HFL of Pawana River.

For and on behalf of the  
Maharashtra Pollution Control Board

(Rajeev Kumar Mital) IAS  
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	75100.0	084676	02/12/2013	Oriental Bank of Commerce

Copy to:

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

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

1) A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 360.0 CMD

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

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Detergent	Not to exceed	01 mg/l.

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

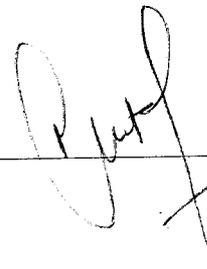
2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall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

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

4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	440.0



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

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

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (350.0 KVA)	5.0	HSD/ Diesel	500.0

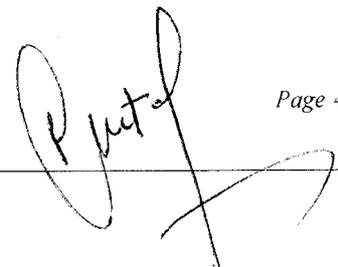
\* D.G. Set shall be operate only in case of power failure.

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

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

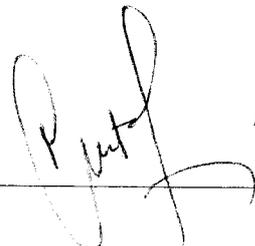
a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.



# 1125

Schedule-III  
Details of Bank Guarantees

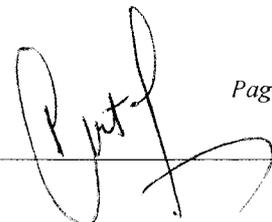
Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish	Rs. 3.0 lakh	15 days	Rs. 3.0 lakh for ensuring the compliance of consent conditions.	Upto Commissioning of the unit	Five years



**General Conditions:**

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**



1127

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

## Annexure-XX

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-080320/CO/CC- 200200025)

Date 04/02/2020

To,

**M/s. Xrbia North Hinjewadi Developers Pvt Ltd,  
S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune.**

**Sub: Consent to Operate for Construction of Residential Development Projects is granted under Red category.**

- Ref:** 1. Consent to Establish granted vide no. Format 1.0/BO/ROHQ/CE/PN-20203-13/CE-5709 dt. 14/06/2014.  
2. Environmental Clearance obtained Vide SEAC-III-2013/CR-244/TC-3 dt. 31/03/2015.  
3. Your Application vide UAN No. 080320 dt. 27/09/2019.  
4. Minutes of 10<sup>th</sup> Consent Committee Meeting held on 13/12/2019.

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

- Consent to Operate is granted for period up to 31/11/2020.
- The proposed capital investment of the project is **Rs. 60.49 Cr.**  
(As per C.A certificate submitted by project proponent)

The Consent to Operate is valid for Construction of Residential Development Projects named as **M/s. Xrbia North Hinjewadi Developers Pvt Ltd, S. No. 01, Village Bebadohal, Tal: Mavel, Dist: Pune**, for total plot area **26,100.00 Sqm** & completed construction BUA area **42,670.82 Sqm** out of total construction BUA **42,670.82 Sqm**, **As per EC dt. 31/03/2015** including utilities and services and as per commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	377.00	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	200 KVA	1	As Per Schedule -II

## 5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	943.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	629.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd. 31/03/2015 for total plot area **26,100.00 Sqm** & total construction BUA area **42,670.82 Sqm**.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

## Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	1,00,000/-	NEFT/OW/SAA75647556	09/10/2019	Oriental Bank of Commerce

## Copy to:

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

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

- 1) A] As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of **380.00 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	472.00

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO <sub>2</sub>
1.	DG Set (200 KVA)	Acoustic enclosure	3.00	HSD	35.00	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).



Maharashtra Pollution Control Board

# 1131

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

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	31.03.2021



Maharashtra Pollution Control Board

**General Conditions:**

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

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



**MAHARASHTRA POLLUTION CONTROL BOARD  
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694  
Fax No. 020-25811701  
e-mail : [ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)  
visit us : [www.mpcb.gov.in](http://www.mpcb.gov.in)



Jog Centre, 3<sup>rd</sup> Floor,  
Wakdevadi,  
Old-Pune Mumbai Road,  
Pune- 411003

"Your Service is our Duty"

MPCB/ROP/ MPCB/SCN/ 2112810001

Date: 31/12/2021

To,  
M/s. Xrbia North Hinjewadi Developers Pvt.Ltd.,  
S.No.1, Village, Bebadohal,  
Tal.Maval, Dist.Pune

**Sub:** Show Cause Notice.

**Ref:** 1) Consent to Establish granted by the Board vide-  
No.BO/ROHQ/CE/PN-20203-13/CC-5709 dated14/06/2014  
2) Environmental Clearance granted by SEIAA dated 31/03/2015  
3) Consent to Operate granted by the Board vide no-BO/JD  
(WPC)/UAN-080320/CO/CC-2002000251 dated—04/02/2020

-----  
**WHEREAS**, you are operating residential development project is located in the "Pollution Prevention Area" under the Water (Prevention & Control of Pollution) Act 1974; under the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 followed by further amendments made therein from time to time.

**AND WHEREAS**, the Board had granted the conditional consent to operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974, under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016. **AND WHEREAS**, it is obligatory on your part to comply the same.

**AND WHEEREAS**, SRO-Pune-II has reported following non-compliances

1. You have carried out expansion of your residential development project for which you have not obtained consent to establish.
2. The validity of Consent to Operate granted by the M.P.C. Board to your project has expired on 31/11/2020 and you have not obtained renewal of the same.

**NOWTHEREFORE**, you are hereby called upon to show cause as to why necessary legal action shall not be initiated against you under the Water (P & CP) Act, 1974, Air (P & CP) Act, 1981 and Hazardous & Other Waste (M &TM) Rules, 2016 ; r/w Hazardous & Other Waste (Management & Transboundary Movement) Rules, 2016.

2...

# 1134

..2...

The reply / objections if any shall reach this office **within 07 days** from the date of receipt of this notice, failing which, further legal action as deem fit shall be initiated as per the provision of various environmental enactments, which may please be noted.

For and behalf of M.P.C. Board

*Nitin Shinde*  
31/11/21

(Nitin Shinde)

I/c. Regional Officer

Copy to:- Sub Regional Officer, M.P.C. Board, Pune -II :- Keep necessary follow up please.

1135

**MAHARASHTRA POLLUTION CONTROL BOARD  
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694  
Fax No. 020-25811701  
e-mail : [ropune@mpcb.gov.in](mailto:ropune@mpcb.gov.in)  
visit us : [www.mpcb.gov.in](http://www.mpcb.gov.in)



Jog Centre, 3<sup>rd</sup> Floor,  
Wakdevadi,  
Old-Pune Mumbai Road,  
Pune- 411003

"Your Service is our Duty"

MPCB/ROP/PD/ 2209290001

Date: 29/09/2022

To,  
M/s. Xrbia North Hinjewadi Developers Pvt.Ltd.,  
Sr.No.1, Village. Bebadohal  
Tal.Maval, Dist. Pune

**Sub:** Proposed Directions under section 33 A of the Water (Prevention & Control of Pollution) Act, 1974, 31 A of the Air (Prevention & Control of Pollution) Act, 1981.

- Ref :**
- 1) Consent to Establish granted by the Board vide No.BO/ROHQ/CE/PN-20203-13/CC-5709 dated 14/06/2014
  - 2) Environmental clearance granted by SEIAA dated 31/03/2015
  - 3) Consent to Operate granted by the Board vide no.BO/JD(WPC)/UAN-080320/CO/CC-2002000251 dated 04/02/2020
  - 4) Show Cause Notice issued by this office vide no. MPCB/SCN/2112310001, Dtd. 31/12/2021.
  - 5) Proposal submitted by SRO Pune-II vide no. MPCB-LEGAL-ACTIONS - 311221013 Dtd. 27/09/2022

**WHEREAS**, your residential construction project is located in the "Pollution Prevention Area" under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 followed by further amendments made therein from time to time.

**AND WHEREAS**, the Board had granted the consent to establish and operate under Section 25 & 26 respectively of the Water (Prevention & Control of Pollution) Act, 1974 and under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and amendments thereof.

**AND WHEREAS**, it is obligatory on your part to provide pollution control systems as it warranted and to operate and maintain the same continuously and effectively to achieve the standards prescribed in the consent.

**AND WHEREAS**, Sub Regional Officer Pune – II has submitted legal action proposal with following non-compliances,

- 1) The validity of Consent to Operate granted by the M.P.C.Board to your project has expired on 31/11/2020 and you have not yet obtained renewal of the same.

**AND WHEREAS**, Board has already issued Show Cause Notice to you for above non-compliance vide reference (4) and directed to submit your reply, however, reply submitted by you is not satisfactory.

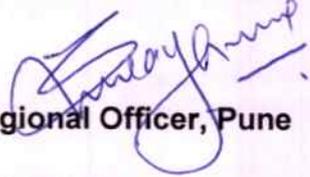
**AND WHEREAS**, from the record of this office and observations made during the visit, I came to the conclusion that, you are not complying the conditions mentioned in the consent granted by the Board and also not complying the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 and thereby causing grave injury to the environment.

**NOW THEREFORE**, in exercise of the powers conferred upon me under section 33 A of the Water (Prevention & Control of Pollution) Act, 1974 and Section 31 A of the Air (Prevention & Control of Pollution) Act, 1981, I the undersigned Regional Officer of the Board, at Pune hereby issue directions as under-

1. Why the competent authorities shall not be directed to disconnect Water / electricity supply of your construction project ?

You are directed to submit your reply towards the compliance of above non-compliances along with all necessary documents and **photograph within 15 days** from receipt of this letter, failing which further necessary action as deemed fit in your case as per the provisions of various environmental enactments will be initiated against you, which may please be noted.

For and on behalf of  
Maharashtra Pollution Control Board

  
Regional Officer, Pune

Copy Submitted for information to

1. Joint Director (WPC), M.P.C. Board, Mumbai.
2. Law and Policy Division, M.P.C. Board, Mumbai.

Copy to-The Sub-Regional Officer, M.P.C. Board, Pune -II :-

- You are directed to keep the follow up and report the compliance from time to time.



महाराष्ट्र शासन

1137



Annxure-XXIII

महाराष्ट्र शासन

कार्यकारी अभियंता, खडकवासला पाटबंधारे विभाग

सिंचन भवन, मंगळवार पेठ, बारणे रोड, पुणे-४११०११

दूरध्वनी क्र.020-26127309 फॅक्स 020-26126307

ई-मेल : eekidpune@gmail.com



जा.क्र. KID/ PB-५/NGT -OA १७/२०२१ / १०६६ / सन २०२४ दिनांक : २०/०२/२०२४

To,

The Regional Officer,

M.P.C. Board- Pune

(Kind Attention – SRO-2 Pune)

202000-FTS-01391

**Sub:** NGT court Case No. O.A. 17/2021 of Shri Tanaji Balasaheb Gambhire vs Union of India and Ors.

**Ref:** 1) Meeting in MPCB Pune region office dtd. 08/02/2024

2) Report form SDE, Lift Irrg Sub Div, Pawananagar

As Discussed in the meeting under ref. this office is submitting herewith comments of the joint Committee's report dtd. 03/01/2022.

Sub Divisional Engineer, Lift Irrigation Sub Div., Pawana nagar ( Hq at Talegaon Dabhade) approached Taluka Land Record authority (Vadgao Maval) and accordingly this authority carried out land measurement of Gut no. 1, in village Bebedohol, Tal. Maval. The land record authority demarcated the boundary on field. After this the Sub Divisional Engineer, Lift Irrigation Sub Div., Pawana nagar (Hq. at Talegaon) has marked Red & Blue Flood line .

The comments on para pertaining to this office viz. (a) & (b) of joint committee report is being enclosed with this letter. The map is also enclosed .

OC SIGNED BY EE

Enclosed:

1. Comments on Report

2. Map

FO(SM)  
By  
22/2/24

SRO-P-II  
Legal Retainer  
By  
22/2

Dy Executive Engineer

Khadakwasla Irrigation Division

Pune -11

Ref: Meeting of MPCB dt 08/02/2024

Sr NO.	Particulars	Committee's summary/conclusion	Compliance report
a	<b>BECAUSE</b> , the Entire project is constructed in prohibited area of blue flood line of Pawana River and therefore the construction of the project is illegal need to be demolished for restitution and restoration of the area.	Prima facie the Joint Committee has observed that the Respondent PP has carried out illegal construction in the blue line of the river Pavana. The Joint Committee has asked PMRDA & Irrigation Department to submit their remarks regarding the said issue.	Taluka Land Record(Vadgaon-Maval) authority have carried out land measurement work in Gut no.1 of village Bebedohol, Tal. Maval. The boundary demarcation on field also fixed by the same authority. After this Red & Blue flood lines have been marked on the same map by SDE, Lift Irrigation Sub Div. Pawanagar(Hq; Talegaon). The constructed building is partially in between Blue & red flood line and remaining major part beyond Red line. [Ref. drawing enclosed herewith]
b	Prima facie the Joint Committee has observed that the Respondent PP has carried out illegal construction in the blue line of the river Pavana. The Joint Committee has asked PMRDA & Irrigation Department to submit their remarks regarding the said issue.	Prima facie dumping of material for levelling of land was observed in the blue line area. The Joint Committee has asked the Irrigation Department to submit their remarks regarding the said issue.	Due to construction of compound wall & dumping of materials in between Blue & red line, the change has occurred on the bank of river. In future if flood occurs it's spread will be more area in horizontal direction.
c	<b>BECAUSE</b> , the PP has diverted the natural water flow and created obstacle to the major water stream of the Pawana River.	The Joint Committee has asked the Irrigation Department to submit their remarks regarding the said issue.	Does not pertain to this office.
d	<b>BECAUSE</b> , the EC Application is only for Gut No. 1 (P) but project construction carried out on Gut No. 1(P) & 3 (P) also.	The Joint Committee prima facie observed that the entrance part of the project is constructed on Gut no. 03; for confirmation the Joint Committee has asked PMRDA & District Collector Office to provide information.	Does not pertain to this office.
e	<b>BECAUSE</b> , the EC dated 31.03.2015 is granted to only 26100 Sq. Mtrs. But Project is executed on 26415 Sq. Mtrs.	The Joint Committee has asked the PMRDA to submit their remarks regarding the said issue.	Does not pertain to this office.
f	<b>BECAUSE</b> , the PP has carried out illegal excess construction of 3901.18 M <sup>2</sup> (46572-42670.82) in violation of EC dated 31.03.2015	The Joint Committee has asked the PMRDA to give information regarding the said issue and the Respondent PP shall submit the Architect Certificate and the	Does not pertain to this office.

**1139**

Building Completion certificate.

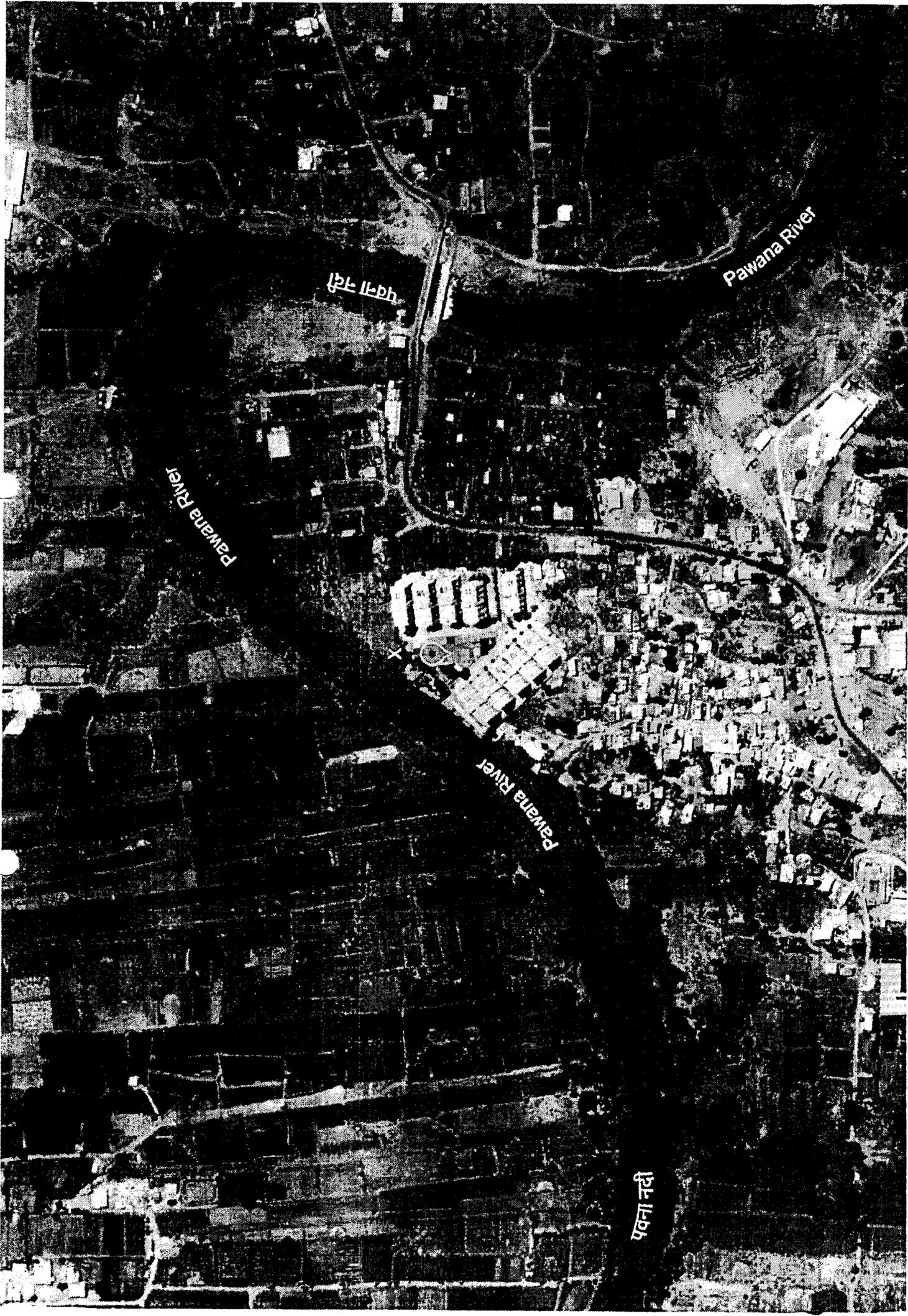
g	<b>BECAUSE</b> , the PP has carried out illegal excess construction of 17281.69 M <sup>2</sup> (46572-29290.31) in violation of Consent to Establish dated 14.06.2014.	M.P.C. Board has granted Consent to Establish to the project on 14/06/2014 for development of new residential project on Total Plot Area- 26,100.00 m <sup>2</sup> & Total Construction Built-up Area of -29290.31 m <sup>2</sup> given at <b>Annexure-V</b> . Further to this Project Proponent (PP) has carried out expansion of the project i.e by additional construction of Total Construction Built-up Area-13,380.51 m <sup>2</sup> , for which they have not obtained Consent to Establish from the M.P.C. Board. After completion of necessary enquiry the MPCB will initiate appropriate penalty / legal action.	Does not pertain to this office.
h	<b>BECAUSE</b> , the PP has constructed 733 flats in excess by 34 flats against EC permission for 699 flats.	The Joint Committee has asked the PMRDA and the Respondent PP to give information regarding the said issue.	Does not pertain to this office.
i	<b>BECAUSE</b> , the PP has procured Consent to Operate dated 04.02.2020 after starting operation of project in ex-post facto manner to regularise the project construction.	M.P.C. Board has granted Consent to Operate to the project on 04/02/2020 for Total Plot Area-26,100.00 m <sup>2</sup> & completed construction BUA-42,670.82 m <sup>2</sup> which was valid up to 31/11/2020 given at <b>Annexure-VI</b> . The validity of Consent to Operate granted by the M.P.C.Board to the said project is expired on 31/11/2020. Project proponent / society (if handed over to society) has not applied for renewal of consent.	Does not pertain to this office.
j	<b>BECAUSE</b> , the PP is discharging waste water in Pawana River and causing water pollution.	The Joint Committee has observed that the treated sewage is given by Respondent PP to nearby plant nurseries for utilisation. This utilised water may percolate and meet to river hence, the Joint Committee has asked the Irrigation Department & PP to submit information regarding usage of water and reuse of water.	Does not pertain to this office.

k	<b>BECAUSE</b> , the PP has not preserved top soil and committed violation of the EC condition.	1140 The Joint Committee has asked the PP to submit compliance report on this aspect during construction phase.	Does not pertain to this office.
l	<b>BECAUSE</b> , the PP has not carried out testing of top soil and ground water quality for contamination.	The Joint Committee has asked the Respondent PP to submit the testing reports. MPCB has also collected samples and submitted for analysis, the analysis results are awaited.	Does not pertain to this office.
m	<b>BECAUSE</b> , the PP is not operating STP in scientific manner and sewage water is discharged into Pawana River.	PP has provided Sewage Treatment Plant (STP) of capacity 380 CMD capacity with Primary, Secondary & Tertiary treatment system. Samples of the same are collected by MPC Board Official and sent for analysis. The analysis results are awaited.	Does not pertain to this office.
n	<b>BECAUSE</b> , the PP has not installed solar energy system & Solar water heater for energy saving.	Solar Water heating system has been installed on roof top of the building.	Does not pertain to this office.
o	<b>BECAUSE</b> , there is no fire station within 15 Km from project site, in case of fire it will create danger to the human life.	Collector Office & PMRDA to give the information.	Does not pertain to this office.
p	<b>BECAUSE</b> , the PP has not made tree plantation as per the EC conditions.	Tree plantation was observed but the Joint Committee has asked PMRDA to give information as PMRDA is the authority to issue Garden NOC.	Does not pertain to this office.
q	<b>BECAUSE</b> , the PP has not submitted six monthly compliance report and monitoring report.	Joint Committee has asked the PP to submit the report.	Does not pertain to this office.
r	<b>BECAUSE</b> , the PP is extracting ground water in illegal manner from three bore wells without CGWA permission.	The Joint Committee observed that Respondent PP is using well water. The Committee has requested Irrigation Department to give information.	Does not pertain to this office.
s	<b>BECAUSE</b> , the PP has not developed Landscape area as per CPCB norms.	CPCB & PMRDA to give the information as per norms.	Does not pertain to this office.
t	<b>BECAUSE</b> , the PP has not obtained prior sanction for change in scope of the project on account of increase in total BUA and tenements, ground coverage, total plot area etc.	PMRDA to provide the information.	Does not pertain to this office.
u	<b>BECAUSE</b> , the PP has not obtained revised / amended Environment Clearance.	PP has not applied and further verification will be done after receipt of architect certificate.	Does not pertain to this office.
v	<b>BECAUSE</b> , the PP has not obtained revised / amended Consent to Establish.	PP has not applied and further verification will	Does not pertain to this office.

	<b>1141</b>	be done after receipt of architect certificate	
w	<b>BECAUSE</b> , the PP has not obtained revised / amended Consent to Operate	PP has not applied and further verification will be done after receipt of architect certificate	Does not pertain to this office.
bb	<b>BECAUSE</b> , the conduct of PP has prepared false and misleading area statement in sanction plan by supressing non-development area of 1400 Sq. Mtrs. as Pot Kharaba and this area is part of Pawana River, which cannot be claimed for FSI and it is clear cut forgery amounting to cheating public at large with help of bureaucrats.	Collector Office & PMRDA to give the information	Does not pertain to this office.

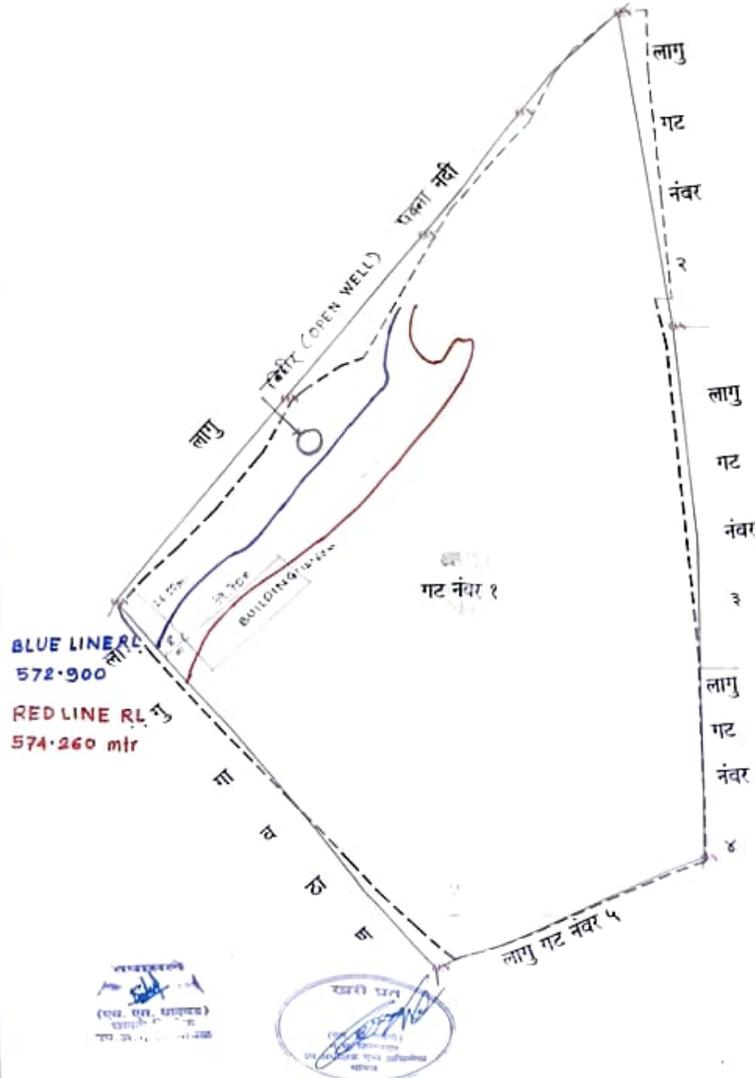
OC Signed By EE

  
 Dy Executive Engineer  
 Khadakwasla Irrigation Division,  
 Pune - 11  

# 1143

“ क ” प्रत



मौजे : वेबड ओव्हळ  
तालुका : मावळ  
जिल्हा : पुणे

मापद अंतिम नोंदणी क्र. १२२३०३५ २०२६

मोजणीचे कारण

अर्जदार - कार्यालयी अधिपता लडाकवासला पाटव्याचे विभाग  
पुणे ११ यांनी मौजे वेबड ओव्हळ तालुका मावळ,  
जिल्हा पुणे येथील गट नंबर १ ची मोजणी करणे  
कामी केल्या मोजणी अर्जद्वारा मोजणी काम केले.

चुलामा दिवा -

- या इमाने गट नं ची हद्द अचलित्या इमाने असे.
- या इमाने अर्जदार यांनी इत्यथ मोजणी वेळे टाकविलेली बहिष्कार असे.
- ON या इमाने नविन हद्दीच्या सुषा असे.
- या इमाने जागेवर पितीचे कुण असे वरील इमाने १ ते ४ टीका असत.



मोजणी कारण - जमीनी ची मोजणी  
भूतयापक अ ४४

मोजणी दिनांक - २२/०१/२०२४

हद्दकायम दिनांक - ०३/०२/२०२४



TOTAL CAPACITY FOR EACH OHT									
BLDG NAME	NO. OF FLOOR	NO. OF FLAT	NO. OF PERSON	LTRS	TOTAL LTR				
A1	1	8	12	5	135				
A2	1	11	12	5	135				
B1 B2 B3 (P+7)	3	7	8	5	135				
B4 B5	2	8	8	5	135				
B6	1	9	8	5	135				
C1 C2	2	9	8	5	135				
TOTAL	10				499500				

UNDERGROUND WATER TANK CAPACITY REQUIRED  
1.5 X 499500 = 749250

PROVISION OF FIRE  
NO OF BLDGS ABOVE (P+8) 10 X 2000 = 20000  
TOTAL REQ. CAPACITY FOR U.G TANK 749250 + 20000 = 769250

OVERHEAD WATER TANK REQ. FOR EACH BLDG 10 X 2000 = 20000

PROVISION FOR FIRE FOR EACH BLDG 10 X 2000 = 20000

TOTAL CAPACITY FOR EACH OHT (O.H.W. + FIRE) = 40000

PARKING STATEMENT-RESIDENTIAL						
TYPE OF	PARKING REQUIRED		TOTAL PARKING REQUIRED		PARKING PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
A) 2 TENEMENTS HAVING BUILT UP AREA MORE THAN 100 SQ.MT. - TOTAL NO. OF TENEMENTS = 0	1	1	1	-	-	-
B) 3 TENEMENTS HAVING BUILT UP AREA BETWEEN 50 TO 100 SQ.MT. - TOTAL NO. OF TENEMENTS = 142	1	3	3	48	142	142
C) 4 TENEMENTS HAVING BUILT UP AREA UP TO 50 SQ.MT. - TOTAL NO. OF TENEMENTS = 597	0	4	4	0	597	597
TOTAL			48	739	739	739
VEHICLE AREA	12.50	3.00	1.40	12.50	3.00	1.40
TOTAL PARKING AREA REQUIRED	600.00	2217.00	1034.60	600.00	2217.00	1034.60
TOTAL AREA			3851.60			3851.60
PARKING PROVIDED IN STILL AREA = 140 CAR, 448 SCOOTER, 0 CYCLE						
PARKING PROVIDED IN OPEN AREA = AS PER WORKING LAYOUT						

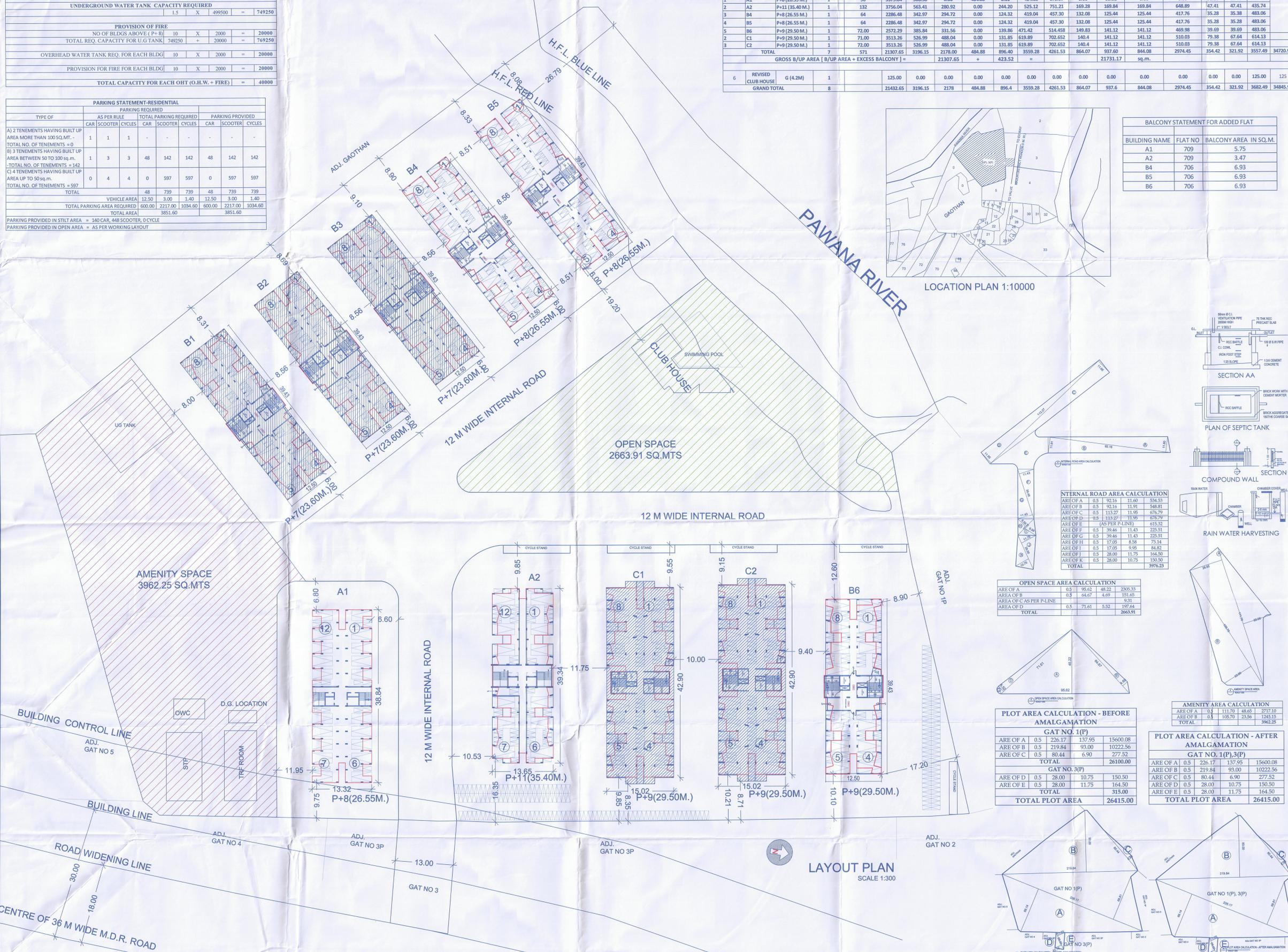
GAT NO.	OWNER/P.O.A.	7/12 AREA	PURCHASE AREA
1(P)	XRBIA NORTH HINJEWADI DEV. PVT. LTD. TH. MR. HOSESH HIKAM	33300.00	26100.00
3(P)	MR. RAHUL NAHAR	27200.00	315.00
TOTAL		60500.00	26415.00

PREVIOUS SANCTIONED BUILT UP AREA STATEMENT FOR B1/B2/B3/C1/C2 BUILDINGS - (EXISTING ON SITE)																			
SHEET NO.	BUILDING NAME	BUILD. FLO. HT.	NO. OF BLDGS.	NO. OF TENEMENT	RESID. B/UP AREA	PERMISSIBLE BALCONY	ENCL. BALCONY	OPEN BALCONY	DRY BALCONY	TOTAL BALCONY	PER. 20% TERRACE	PRO. TERRACE	FIRE STAIRCASE WITH PREMIUM	PASSAGE WITH PREMIUM	FIRE LIFT	LMR LIFT	GROUND COVER	TOTAL AREA	
1	B1 B2 B3	P+7 (23.65M.)	3	168	6002.01	900.30	773.64	0.00	326.34	1099.98	1200.40	350.43	329.28	1096.62	92.61	101.46	1449.18	10850.85	
TOTAL					3	168	6002.01	900.30	773.64	0.00	326.34	1099.98	1200.40	350.43	329.28	1096.62	92.61	101.46	1449.18
GROSS B/UP AREA [B/UP AREA + EXCESS BALCONY]							6002.01		199.68				6201.69						

REVISED PROPOSED BUILT UP AREA STATEMENT FOR A1/A2/B4/B5/B6 BLDGS																				
SHEET NO.	BUILDING NAME	BUILD. FLO. HT.	NO. OF BLDGS.	NO. OF TENEMENT	RESID. B/UP AREA	PERMISSIBLE BALCONY	ENCL. BALCONY	OPEN BALCONY	DRY BALCONY	TOTAL BALCONY	PER. 20% TERRACE	PRO. TERRACE	FIRE STAIRCASE WITH PREMIUM	PASSAGE WITH PREMIUM	FIRE LIFT	LMR LIFT	GROUND COVER	TOTAL AREA		
1	A1	P+8 (26.55 M.)	1	96	3379.84	506.98	0.00	484.88	0.00	484.88	675.97	0.00	93.52	0.00	38.00	28.88	444.31			
2	A2	P+11 (35.40 M.)	1	132	3756.04	563.41	280.92	0.00	244.20	525.12	751.21	169.28	169.84	648.89	47.41	47.41	435.74			
3	B4	P+8 (26.55 M.)	1	64	2286.48	342.97	294.72	0.00	124.32	419.04	457.30	132.08	125.44	417.76	35.28	35.28	483.06			
4	B5	P+8 (26.55 M.)	1	64	2286.48	342.97	294.72	0.00	124.32	419.04	457.30	132.08	125.44	417.76	35.28	35.28	483.06			
5	B6	P+9 (29.50 M.)	1	72.00	2572.29	385.84	331.56	0.00	139.86	471.42	514.458	149.83	141.12	441.12	469.98	39.69	39.69	483.06		
6	C1	P+9 (29.50 M.)	1	71.00	3513.26	526.99	488.04	0.00	131.85	619.89	702.552	140.4	141.12	441.12	510.03	79.38	67.64	614.13		
7	C2	P+9 (29.50 M.)	1	72.00	3513.26	526.99	488.04	0.00	131.85	619.89	702.552	140.4	141.12	441.12	510.03	79.38	67.64	614.13		
TOTAL					7	571	21307.65	3196.15	2178.00	484.88	896.40	3559.28	4261.53	864.07	937.60	844.08	2974.45	354.42	321.92	3557.49
GROSS B/UP AREA [B/UP AREA + EXCESS BALCONY]							21307.65		423.52				21731.17							

REVISD CLUB HOUSE																				
SHEET NO.	BUILDING NAME	BUILD. FLO. HT.	NO. OF BLDGS.	NO. OF TENEMENT	RESID. B/UP AREA	PERMISSIBLE BALCONY	ENCL. BALCONY	OPEN BALCONY	DRY BALCONY	TOTAL BALCONY	PER. 20% TERRACE	PRO. TERRACE	FIRE STAIRCASE WITH PREMIUM	PASSAGE WITH PREMIUM	FIRE LIFT	LMR LIFT	GROUND COVER	TOTAL AREA		
6	REVISED CLUB HOUSE	G (4.2M)	1		125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125		
GRAND TOTAL					8		21432.65	3196.15	2178	484.88	896.4	3559.28	4261.53	864.07	937.6	844.08	2974.45	354.42	321.92	3682.49

BALCONY STATEMENT FOR ADDED FLAT		
BUILDING NAME	FLAT NO	BALCONY AREA IN SQ.M.
A1	709	5.75
A2	709	3.47
B4	706	6.93
B5	706	6.93
B6	706	6.93



INTERNAL ROAD AREA CALCULATION			
ARE OF A	0.5	92.16	11.40
ARE OF B	0.5	92.16	11.91
ARE OF C	0.5	113.27	11.95
ARE OF D	0.5	113.27	11.95
ARE OF E (AS PER P.LINE)			615.32
ARE OF F	0.5	39.46	11.43
ARE OF G	0.5	39.46	11.43
ARE OF H	0.5	17.05	8.58
ARE OF I	0.5	17.05	9.95
ARE OF J	0.5	28.00	11.75
ARE OF K	0.5	28.00	10.75
TOTAL			3976.23

OPEN SPACE AREA CALCULATION			
ARE OF A	0.5	99.62	48.22
ARE OF B	0.5	69.67	4.69
ARE OF C AS PER P.LINE			9.31
ARE OF D	0.5	71.61	5.52
TOTAL			2663.91

PLOT AREA CALCULATION - BEFORE AMALGAMATION			
GAT NO. 1(P)			
ARE OF A	0.5	226.17	137.95
ARE OF B	0.5	219.84	93.00
ARE OF C	0.5	80.44	6.90
TOTAL			26100.00
GAT NO. 3(P)			
ARE OF D	0.5	28.00	10.75
ARE OF E	0.5	28.00	11.75
TOTAL			315.00
TOTAL PLOT AREA			26415.00

AMENITY AREA CALCULATION			
PLOT AREA CALCULATION - AFTER AMALGAMATION			
GAT NO. 1(P), 3(P)			
ARE OF A	0.5	226.17	137.95
ARE OF B	0.5	219.84	93.00
ARE OF C	0.5	80.44	6.90
ARE OF D	0.5	28.00	10.75
ARE OF E	0.5	28.00	11.75
TOTAL			15600.08
TOTAL PLOT AREA			26415.00

LAYOUT PLAN 01/10

STAMP OF APPROVAL AUTHORITY

Approved as amended in... subject to conditions mentioned in Annexure... of letter No. 437/REG. No. 103/2013/237/10000/2013/10 dated 9/12/2013

Metropolitan Commissioner and Chief Executive Officer  
Pune Metropolitan Regional Development Authority, Pune

PROFORMA - I

A	AREA STATEMENT	SQ.M.
1	Gross Area of land / plot (AS PER 7/12)	26415.00
2	DEDUCTIONS FOR	
a)	Road Acquisition Area	0.00
b)	Proposed Road	3976.23
c)	Any Reservation	
	TOTAL (a+b+c)	3976.23
3	GROSS AREA OF PLOT (1-2)	26415.00
4	DEDUCTIONS	
a)	AMENITY SPACE (IF ANY (15%))	3962.25
b)	OPEN SPACE (IF ANY (10%))	2641.50
5	NET AREA OF PLOT (3-4)	22452.75
6	PERMISSIBLE F.S.I. (22452.75 x 0.90)	20207.47
a)	Road Acquisition Area	
b)	Proposed Road	
c)	Any Reservation	
7	TOTAL AREA (5+6)	20207.47
8	PERMISSIBLE NORMAL F.S.I. - 1.20	24248.96
9	PERMISSIBLE PAID 0.20 F.S.I. (20207.47 X 0.20)	4041.49
10	NORMAL F.S.I. PERMISSIBLE (1.2) + F.S.I. PERMISSIBLE 20% PAID F.S.I. WITH PAYMENT OF PREMIUM - (0.2)	24248.96
11	PERMISSIBLE BUILT-UP AREA (8+9)	28290.45
12	APPROVED BUILT-UP AREA	27642.14
13	FOR PROPOSED REVISED SANCTION	
13A.	PREVIOUSLY APPROVED BUILT-UP AREA	6201.69
13B.	REVISED PROPOSED BUILT-UP AREA	21731.17
14	TOTAL BUILT UP AREA (EXISTING + PROPOSED)	27932.86
15	PERMISSIBLE PAID FSI WITH PAYMENT OF PREMIUM	4041.49
15A.	EXISTING PAID FSI WITH PAYMENT OF PREMIUM	3393.18
15B.	PROPOSED PAID F.S.I. WITH PAYMENT OF PREMIUM	290.72
16	TOTAL PAID FSI CONSUME (EXISTING + PROPOSED)	3683.90
17	F.S.I. CONSUMED 137	1.38

PROFORMA - II

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED REVISED RESIDENTIAL LAYOUT AND REVISED BUILDINGS A1/A2/B4/B5/B6/C1/C2 & CLUB HOUSE AT GAT NO. 1(P), 3(P) VILLAGE BEBADOHAL, TAL. MAVAL, DIST. PUNE.

NAME OF THE OWNER / POA  
XRBIA NORTH HINJEWADI DEVELOPERS PVT.LTD. THOROUGH AUTHORISED SIGNATORY MR. HITENDRA PATIL

1st Floor, "Mantli House", 929, F.C. Road, Pune-411004, India  
Tel.: +91 20 6685 8888, Fax: +91 20 6685 8889

SIGNATURE OF MUNICIPAL ARCHITECT

PADMAR KOLE  
Architect  
Reg. No. 111400  
Ar. Padmakar kole

MUNICIPAL ARCHITECT  
EIFFEL  
DEVELOPERS & REALTORS LTD.

1st Floor, "Mantli House", 929, F.C. Road, Pune-411004, India  
Tel.: +91 20 6685 8888, Fax: +91 20 6685 8889

DRAWING TITLE: APPROVAL DRAWING

SCALE: 1:300 DATE: 06-12-2018

NORTH  
DRAWING NO. EDRL/MUN/CHN/02 REV R1

Note: This drawing is based on the information details & documents provided by the client, liaising architect is responsible for technical approval of drawing only.

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पुराचा संभाव्य धोका टाळण्यासाठी पूररेषेच्या आत कोणतेही बांधकाम न होण्याच्या दृष्टीने पूररेषेची आखणी करणे व निषिद्ध व नियंत्रित क्षेत्राचा उपयोग करण्याबाबत मार्गदर्शक सूचना

महाराष्ट्र शासन  
जलसंपदा विभाग,

शासन परिपत्रक क्र पूरनि-२०१८/(१८२/२०१८) सि.व्य.(महसूल)

मंत्रालय, मुंबई ४०००३२.

दिनांक:-३ मे, २०१८

वांचावे :- शासन परिपत्रक क्र: एफडीडब्लू -१०८९/२४३/८९/ सि.व्य.(कामे), दि. २.०९.१९८९.  
दि.२१.९.१९८९

**प्रस्तावना:-**

पाटबंधारे विभाग शासन परिपत्रक क्र एफडीडब्लू १०८९/२४३/८९/ सि.व्य (कामे) दि.२.९.१९८९ व दि.२१.९.१९८९ अन्वये पुराचा संभाव्य धोका टाळण्यासाठी पूररेषेच्या आत कोणतेही बांधकाम न होण्याच्या दृष्टीने पूररेषेची आखणी करण्याबाबत सूचना निर्गमित करण्यात आल्या आहेत.

नदीच्या निळ्या पूररेषेच्या आत निषिद्ध क्षेत्रात व लाल पूररेषा व निळी पूर रेषा यांच्यामधील नियंत्रित क्षेत्रात शहरांच्या, गावांच्या, तिर्थक्षेत्र विकासाच्या दृष्टीने नदीवर पूल बांधणे, पूलाचे दोन्ही बाजूने पोहोच रस्ते तयार करणे, शहराच्या विकास आराखडयानुसार नदीच्या बाजूने जाणारे रस्ते, उद्याने व जॉर्गींग ट्रॅक तयार करणे तसेच पूरसंरक्षक कामांतर्गत नदीच्या तीरालगत पूर संरक्षक भित बांधणे, घाट बांधणे या शिवाय गॅस पाईपलाईन क्रॉसिंग करणे, विद्युत वाहिनी क्रॉसिंग करणे, नदीच्या कडेने ड्रेनेज पाईप लाईन टाकणे, मलनिसारण प्रकल्पाचे काम करणे, इ. प्रकारच्या सार्वजनिक स्वरूपाच्या अपरिहार्य कामांसाठी संबंधित शासकीय / निमशासकीय संस्था, स्थानिक स्वराज्य संस्था कडून ना-हरकत प्रमाणपत्रांची वाढती मागणी, जलसंपदा विभागामार्फत राज्यातील विविध नदीनाल्यांवर पूर्ण झालेल्या प्रकल्पांची संख्या व बांधकामाधीन प्रकल्पांची संख्या, काळानुरूप बदलेले पर्जन्यमानाचे स्वरूप, पूरनियंत्रण व पुराचे अंदाज वर्तवण्याबाबत उपलब्ध अत्याधुनिक यंत्रणा इत्यादी गोष्टींचा एकत्रित पणे विचार करण्याची आवश्यकता निर्माण झाली आहे.

शासन परिपत्रक क्र न्यायप्र -२०१४ प्र.क्र.४२४/२०१४ सि.व्य (म), दि.२.३.२०१५, अन्वये जलसंपदा विभागामार्फत पूरक्षेत्र व पूररेषा नकाशे व आराखडयांना मान्यता देण्यात येते. तथापि पाटबंधारे विभाग शासन परिपत्रक क्र एफडीडब्लू १०८९/२४३/८९/ सि.व्य (कामे), दि.२.९.१९८९ व दि.२१.९.१९८९ अन्वये नदीच्या निळ्या पूररेषेच्या (Blue Line) आत निषिद्ध क्षेत्रात (Prohibitive Zone) आणि लाल पूररेषा(Red Line) व निळी पूर रेषा(Blue Line) यांच्यामधील नियंत्रित क्षेत्रात(Restrictive Zone) सार्वजनिक सुविधांच्या दृष्टीने आवश्यक नेमकी कोणती अपरिहार्य कामे घ्यावीत याबाबत अधिक स्पष्टता आणण्याच्या दृष्टीने सुधारणा करण्याची बाब शासनाच्या विचाराधीन होती. यादृष्टीने एकत्रित सुधारित / अद्ययावत सूचनांचा समावेश करून आता खालील प्रमाणे परिपत्रक निर्गमित करण्यात येत आहे.

परिपत्रक -

१. पाटबंधारे विभाग शासन परिपत्रक क्र एफडीडब्ल्यु १०८९/२४३/८९/ सिंव्य (कामे) दि.२.९.१९८९ व दि.२१.९.१९८९ अद्ययावत करण्यात येत आहे.

२. पूरक्षेत्रातील जमिनीच्या वापराबाबत धरण सुरक्षितता संहिता ( Dam safety Manual) प्रकरण ८/ १९८४ मध्ये दिलेल्या मार्गदर्शक सूचनांच्या आधारे महत्वाच्या पूररेषा ह्या मुख्यत्वेकरून दोन प्रकाराच्या आहेत. निषेधक पूररेषा ( Blue Line) व नियंत्रक पूररेषा ( Red Line) .

३. निळी पूररेषा (Blue Line) :-

निळी पूररेषा (Blue Line) ही खालीलपैकी येणाऱ्या जास्तीत जास्त विसर्गाच्या पाणी पातळीला आखलेल्या रेषेला संबोधण्यात यावी.

अ) सरासरीने २५ वर्षातून एकदा (१ in २५ year) या वारंवारीतेने (Frequency) येणारा पूर विसर्ग किंवा

ब) प्रस्थापित नदीपात्राच्या विसर्गक्षमतेच्या दिडपट विसर्ग.

४. लाल पूररेषा (Red Line) :-

लाल पूररेषा (Red Line) ही खालीलपैकी येणाऱ्या विसर्गाच्या पाणी पातळीला आखलेल्या रेषेला संबोधण्यात यावी.

अ) ज्या भागात धरण नसेल तेथे :- सरासरीने १०० वर्षातून एकदा (१ in १०० year) या वारंवारीतेने (Frequency) येणारा पूर विसर्ग.

ब) ज्या भागात धरण असेल तेथे :- प्रकल्पाच्या संकल्पनातील सांडव्यावरून वाहणारा संकल्पित महत्तम पूर विसर्ग अधिक धरणाखालील पाणलोट क्षेत्रातून येणारा अपेक्षित १०० वर्षातून येणारा (१ in १०० year) या वारंवारीतेने (Frequency) येणारा पूर विसर्ग.

५. निषिद्ध क्षेत्र (Prohibitive Zone) :-

नदीच्या उजव्या तीरावरील निळी पूर रेषा (Blue Line) ते नदीपात्र ते डाव्या तीरावरील निळी (Blue Line) या मधील क्षेत्राला निषिद्ध क्षेत्र (Prohibitive Zone) म्हणून संबोधण्यात यावे.

६. नियंत्रित क्षेत्र (Restrictive Zone) :-

नदीची निळी पूररेषा (Blue Line) ते त्याच तीरावरील लाल पूररेषा (Red Line) यामधील क्षेत्राला नियंत्रित क्षेत्र (Restrictive Zone) संबोधण्यात यावे.

७. निषिद्ध क्षेत्राचा (Prohibitive Zone) उपयोग फक्त मोकळ्या जमिनीच्या स्वरूपात उदा. उदयाने, खेळाची मैदाने किंवा हलकी पिके घेणे , ज्याटिकाणी पिके घेण्याचा हक्क पारंपारिक वापरामुळे प्रस्थापित झाला आहे अशा टिकाणी (उदा. नदीपात्राजवळ करण्यात येणारी कलींगड / टरबूज / खरबूज इ.ची लागवड सार्वजनिक शौचकूप व मल:निस्सारण सुविधा ) अशा सारख्या कारणांसाठीच केला जावा की जेणे करून नदी प्रवाहात कोणताही अडथळा येणार नाही , नदीची वहनक्षमता कमी होणार नाही व नदीच्या काटछेदात कोणताही बदल होणार नाही .

८. नियंत्रक क्षेत्राचा (Restrictive Zone) उपयोग खालील कारणांसाठीच केला जावा .

i) सार्वजनिक हिताच्या दृष्टीने आवश्यक व अपरिहार्य मलःस्सारण योजना .

ii) सार्वजनिक हिताच्या दृष्टीने आवश्यक व अपरिहार्य सार्वजनिक रस्ते की जेणेकरून सदर रस्त्याची माथा पातळी निळ्या पूररेषा पातळीच्या वर असेल. सदर पातळी किती वर असावी याची निश्चिती संबंधित Indian Road Congress Code मधील तरतुदीनुसार करावी.

iii) सार्वजनिक हिताच्या दृष्टीने आवश्यक व अपरिहार्य पाणीपुरवठा पाईपलाईन, गॅस पाईप लाईन, ड्रेनेज पाईपलाईन की जेणेकरून सदर पाईप लाईन भूमिगत असावी व त्यामुळे नियंत्रित क्षेत्रातील नदीच्या काटछेदात कोणताही अडथळा येऊन त्यात बदल होणार नाही.

iv) नियंत्रित क्षेत्रातील बांधकामांच्या तळमजल्याच्या जोत्याची पातळी लाल पूररेषा पातळीच्या वर सुरक्षित उंचीपर्यंत असावी की ज्यामुळे पूरपातळी नियंत्रक क्षेत्रात जास्त वाढण्यापूर्वी तेथील नागरिकांना सुरक्षितस्थळी सहजपणे जाता येईल. तसेच या क्षेत्रामध्ये येणारा संभाव्य पूर व तसेच पुरामुळे होणारी जिवित हानी व मालमत्तेचे नुकसान टाळण्यासाठी ह्या क्षेत्रातील लोकांना, जनावरांना व वस्तुंना अल्पावधीची पूरसूचना मिळताच हे क्षेत्र तातडीने सोडून सुरक्षित स्थळी जाणे शक्य होईल.

९. उपरोक्त मुद्दा क्र. ८ मध्ये नमूद उपयोगांमुळे नदी प्रवाहात कोणताही अडथळा येणार नाही, नदीची वहनक्षमता कमी होणार नाही व नदीच्या काटछेद क्षेत्रात कोणताही बदल होणार नाही, याची दक्षता घेण्यात यावी. प्रवाहाला अडथळा आणणारे बांधकामाविरुद्ध मुख्य अभियंता कारवाई करण्यास सक्षम असतील. निषिद्ध (Prohibitive Zone) व नियंत्रित क्षेत्रात (Restrictive Zone) करावयाच्या सदर सार्वजनिक कामांच्या सुरक्षिततेची संपूर्ण जबाबदारी संबंधित विभागाची / स्थानिक स्वराज्य संस्थेची असेल व संभाव्य पुरामुळे होणाऱ्या जिवित व वित्त हानीस संबंधित विभाग/ स्थानिक स्वराज्य संस्था जबाबदार राहिल व त्याअनुषंगाने उद्भवणाऱ्या न्यायालयीन प्रकरणास संबंधित विभाग / स्थानिक स्वराज्य संस्था जबाबदार असेल.

१०. वरील बाबींचा विचार करून पुराचा संभाव्य धोका टाळण्यासाठी व निषिद्ध व नियंत्रित क्षेत्राची निश्चिती करण्याच्या दृष्टीने आवश्यक पूररेषा आखून देण्याबाबत जलसंपदा विभागाकडे जिल्हाधिकारी, स्थानिक स्वराज्य संस्था अथवा अन्य विभागाकडून मागणी प्राप्त झाल्यास जलसंपदा विभागाच्या संबंधित क्षेत्रिय मुख्य अभियंता यांनी शासन परिपत्रक क्र न्यायप्र -२०१४ प्र.क्र.४२४/२०१४ सिंव्य (म), दि.२.३.२०१५ अन्वये कार्यवाही करावी.

११. जलसंपदा विभागाचे कार्यक्षेत्र नदी किनारी पूररेषेची आखणी करण्याइतपतच मर्यादित असल्याने निषिद्ध क्षेत्रातील व नियंत्रित क्षेत्रातील उपरोक्त परिच्छेदात नमूद केलेली सार्वजनिक हिताच्या दृष्टीने अपरिहार्य व आवश्यक कामांना जलसंपदा विभागाच्या ना-हरकत प्रमाणपत्राची आवश्यकता राहणार नाही.

तथापि, पर्यावरण विभाग/ इतर विभाग/ स्थानिक संस्था/ इतर शासकीय विभाग यांची वैधानिक मान्यता आवश्यक असेल तर ती स्वतंत्रपणे घेण्यात यावी.

१२. सदर शासन परिपत्रक विधी व न्याय विभागाचा अनौपचारिक संदर्भ क्र. ३८८-२०१८/E दि.१३.४.२०१८ व नगरविकास विभागाच्या अनौपचारिक संदर्भ क्र. टिपीएस -१०१८/अनीस.५/२०१८/नवि -९ दि.१९.४.२०१८ नुसार निर्गमित करण्यात येत आहे.

१३. सदर शासन निर्णय महाराष्ट्र शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या संकेतस्थळावर उपलब्ध करण्यात आला असून त्याचा संकेतांक २०१८०५०३१८०१५९५७२७ असा आहे. हा आदेश डिजीटल स्वाक्षरीने साक्षांकित करून काढण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

C. A. Birajdar

Digitally signed by C. A. Birajdar  
DN: c=IN, o=Government Of Maharashtra, ou=Water  
Resources Department, postalCode=400012,  
st=Maharashtra  
E=S.A. Birajdar@1026056811099@130-079060710840888430239027  
Z=11260940700011705ta.com, C. A. Birajdar  
Date: 2018.05.03 18:06:12 +05:30

( च.आ.बिराजदार )

सचिव (लाक्षेवि)

प्रत :- मा. राज्यपाल यांचे सचिव,

१. मा.मुख्यमंत्री यांचे कार्यालय,
२. मा.अध्यक्ष / उपाध्यक्ष, विधानसभा, विधानभवन, मुंबई,
३. मा.सभापती / उपसभापती, विधानपरिषद, विधानभवन, मुंबई
४. मा.विरोधी पक्षनेते, विधानसभा, मुंबई, यांचे कार्यालय, विधानभवन, मुंबई,
५. मा.विरोधी पक्षनेते, विधानपरिषद, मुंबई, यांचे कार्यालय, विधानभवन, मुंबई,
६. मा. मंत्री, जलसंपदा यांचे खाजगी सचिव, मंत्रालय, मुंबई,
७. मा. राज्यमंत्री (जलसंपदा) यांचे खाजगी सचिव, मंत्रालय, मुंबई,
८. महालेखापाल १ / २ (लेखा व अनुज्ञेयता) महाराष्ट्र राज्य, मुंबई/नागपूर
९. महालेखापाल १ / २ (लेखा परीक्षा) महाराष्ट्र राज्य, मुंबई/नागपूर,
१०. अ.मु.स (गृह) यांचे स्वीय सहायक, गृह विभाग, मंत्रालय, मुंबई,
११. अ.मु.स (महसूल) यांचे स्वीय सहायक, महसूल व वन विभाग, मंत्रालय, मुंबई
१२. अ.मु.स. (पर्यावरण) यांचे स्वीय सहायक, पर्यावरण विभाग, मंत्रालय, मुंबई,
१३. प्रधान सचिव (जलसंपदा) यांचे स्वीय सहायक, जलसंपदा विभाग, मंत्रालय, मुंबई,
१४. प्रधान सचिव (नगरविकास) यांचे स्वीय सहायक, नगरविकास विभाग, मंत्रालय, मुंबई,
१५. सचिव (जसंव्य व लाक्षेवि) यांचे स्वीय सहायक, जलसंपदा विभाग, मंत्रालय, मुंबई,
१६. सचिव (प्रकल्प समन्वय) यांचे स्वीय सहायक, जलसंपदा विभाग, मंत्रालय, मुंबई,
१७. सर्व मंत्रालयीन विभाग, मंत्रालय, मुंबई,
१८. माहिती व जनसंपर्क महासंचालनालय, मंत्रालय, मुंबई,
१९. सर्व महासंचालक, जलसंपदा विभाग,

पृष्ठ ५ पैकी ४

1149

- English Translation -

Directives to demarcate flood lines and use of Prohibitive and Restrictive Zones to not to allow any construction inside flood line to avoid possible risk of floods.

**STATE GOV. OF MAHARASHTRA  
WATER RESOURCES DEPARTMENT,**

Government Circular No. PuRaNi-2018/(182/2018) Sin. Vya.

(Revenue)

Mantralaya, Mumbai-32

Date: 3<sup>rd</sup> May 2018.

Read: Government Circular No.: FDW-1089/243/89/Sin Vya (Works)

Dt. 2/9/1989, Dt. 21/9/1989

**FOREWORD:-**

To avoid possible threat of flooding, with a view to demarcate flood lines to prohibit any type of construction inside flood lines, instructions have been given vide Irrigation Department Gov. Circular No. FDW-1089/243/89/Sin Vya (Works) Dt. 2/9/1989 and Dt. 21/9/1989.

There is increasing demand for No Objection Certificates from Gov./Semi Gov. organisations, local Gov. bodies for development of cities, towns and pilgrimage places to construct bridges, approach roads for bridges, roads on river banks as per the Development Plans, gardens and jogging tracks, flood protection wall on river edge, construction of Ghats, crossing of gas pipe lines and electrical cables, laying of drainage pipe lines on river edges, construction of sewage treatment plants etc. unavoidable works of public use on Prohibitive Zone inside Blue flood lines and on Restrictive Zone between Blue and Red Flood Lines. In light of this and also in view of various projects completed and under construction by Water Resources Dept. on streams and rivers, changes in rain pattern with time, flood control and modern flood prediction systems etc. need to be reviewed again.

T.C.T.  
Samwise

As per Gov. circular No. Nyaypra-2014 Pra. Kra. 424/2014SinVya (M), Dt. 2.3.2015, approval to flood zones and flood maps is given by Water Resources Dept. But it was under consideration of the government to improve and to get more clarification with respect to which public utility works should be allowed Prohibitive Zone inside Blue Flood line and on Restrictive Zone between Red and Blue Flood line as per Gov. circular No. FDW-1089/243/89/Sin Vya (Works) Dt. 2/9/1989 and Dt. 21/9/1989. Accordingly following circular is published with collectively improved/latest instructions

**CIRCULAR-**

1. Gov. Irrigation Department circular No. FDW-1089/243/89/Sin Vya (Works) Dt. 2/9/1989 and Dt. 21/9/1989 is being modified.
2. With respect to the land use in flood prone zones, as per the guidelines given in the Dam Safety Manual Chapter 8/1984 important flood lines will be primarily of two types. Prohibitive Flood Line (Blue Line) and Restrictive Flood Line (Red Line).
3. Blue Flood Line:  
  
Blue Flood Line will be the line marked at the water level of the highest discharge of:
  - a) Flood discharge at the average frequency of 25 years.
  - b) One and half times the discharge of the established riverbed.
4. Red Flood Line:  
  
Red Flood Line will be the line marked at the water level of the water discharge as under:
  - a) Where there is no dam, flood discharge at the average frequency of 100 years.
  - b) Where there is a dam, maximum flood discharge over the spill way added with flood discharge from the free catchment area at the average frequency of 100 years.
5. Prohibitive Zone:

The area between the Blue Flood line on the right bank of the river to riverbed to the Blue Flood line on the left bank of the river shall be called as Prohibitive Zone.

6. Restrictive Zone:

The area between the Blue Flood Line of the river and the Red Flood Line on the same bank shall be called as Restrictive Zone.

7. Prohibitive Zone can be used only in the form of open land e.g. gardens, play grounds, light crops; where there is established easement right to take crops (e.g. water melons, musk melons etc. public toilets and sewage discharge facilities), so that there will not be any obstruction to the flow of the river, there will not be reduction in the carrying capacity of the river and there will not be any change in the cross section of the river.

8. Restrictive Zone should be used only for the following:

- i) Sewage carrying projects unavoidable in public interest.
- ii) Public roads unavoidable in public interest; provided the top level of such road shall be above the level of Blue Flood line.
- iii) Water supply pipe lines, gas pipe lines, drainage pipe lines unavoidable in public interest provided such pipe lines shall be under ground and will not cause obstruction in the cross section of the Restrictive Zone.
- iv) The plinth level of the ground floor of the buildings in Restrictive Zone shall be safely above the level of Red Flood line so that the people could be evacuated to safe location before the flood level rises in the Restrictive Zone and it will be possible for the people and cattle to shift urgently to safe location with their belongings to avoid the loss of life and property due to floods.

9. Care shall be taken that there shall be no impediment to the flow of river, carrying capacity of the river shall not be reduced and there shall be no change in the cross section of the river due to the land used mentioned in para No. 8 above. Chief Engineer shall be

empowered to take action against the construction that causes obstruction to the flow of river. Concerned dept./Local Governing Body shall be responsible for the safety of the works done in the Prohibitive and Restrictive Zones. Concerned dept./Local Governing Body shall be responsible for the loss of life and property and possible litigations due to it because of the possible floods.

10. Considering all above mentioned points, to avoid possible flood risk, the regional Chief Engineer shall take necessary action as per Gov. circular No. Nyaypra-2014 Pra. Kra. 424/2014SinVya (M), Dt. 2.3.2015, to demarcate flood lines to identify Prohibitive Zone and Restrictive Zone as per the demand to Water Resources Dept. by Dist. Collector, Local Governing Body or other dept.
11. As the scope of work of Water Resources Dept. is limited only to demarcation of flood lines on river banks, works in Prohibitive Zone and Restrictive Zone as mentioned above shall not need No objection Certificates from Water Resources Dept. But if approval from Environmental Dept./other depts./Local bodies/other Gov. depts. is required, it shall be taken independently.
12. This Gov. circular is being issued as per Legal and Justice Dept. informal reference No. 388-2018/E Dt. 13.4.2018 and Town Planning dept. informal reference No. TPS-1018/Anaus.5/2018/Navi-9 Dt. 19.4.2018.
13. Said Gov. Resolution is made available on the Maharashtra government's website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) and its code No. is 201805031801595727. This order is digitally signed.

In the name and as per the orders of the Governor of Maharashtra.

**C. A. Birajdar,**  
**Secretary**

T.T.  
*Bomkhise*

Pune metropolitan Region Development Authority, Pune

म.नं. १५२ - १५३, महाराजा सायजीराव गायकवाड उद्यांग भवन, आंध्र, पुणे - ४११००७.

S.No. 152 - 153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Anandh, Pune - 411007

Ph No. 020-259 33 344 / 356 / 333 फ़ोन नं. ०२० २५९ ३३ ३४४ ३५६ ३३३ Email: hqpmrda@gmail.com

Date: 07/06/2017

Please quote following number to  
Building Permission for future  
correspondence with PMRDA  
No. FFMA/ 36 /2017

M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.  
Survey No. 01, Village- Bebadohal,  
Tal-Maval, Dist-Pune.

Sub: Grant of "Final No Objection Certificate" for your Residential Buildings  
B1, B2, B3, C1, C2 on Survey No.1, Village- Bebadohal, Tal-Mulashi,  
Dist- Pune.26/1, 27, Village-Lonikand, Tal- Maval, Dist- Pune.

- Ref: i) "Provisional NOC" issued by "The Fire Department of Pimapari Chinchwad  
Municipal Corporation. Pune Vide no. Fire/5W/WS/322/2012,  
dated :09.07.2012
- ii) "Revised Provisional NOC" issued by The Fire Department of Pimapari  
Chinchwad Municipal Corporation. Pune Vide no. Fire/5W/WS/508/2014,  
dated :24.07.2014
- iii) "Provisional NOC" issued by "The Fire Department of Pimapari Chinchwad  
Municipal Corporation. Pune Vide no. Fire/5W/WS/292/2015,  
dated : 14.09.2015
- iv) Your Application Number for Final NOC: 31 of 2017-18 dated: 30.05.2017.  
along with the Architect Certificate.

Dear Sir,

With reference to (ii) above. application submitted along with the certificate issued by  
the architect M/s. Swaminath Swami for obtaining "Final No Objection Certificate". Form "A"  
from licensed agency M/s. Glotech Fire Engineers (MFS-LA/RF-0130 & LA/RD-0256), who is  
licensed agencies registered under the provision of The Maharashtra Fire Prevention and  
Life Safety Measure Act, 2006 As per the Form "A" submitted by you and the inspection &  
testing carried out by the representative of this office for firefighting protection systems and  
other requirements are found in working condition Considering the same "Final No-  
Objection Certificate" issued to your construction on above-mentioned address for the built  
up area admeasuring to 13114.72 Sq. Mtrs.

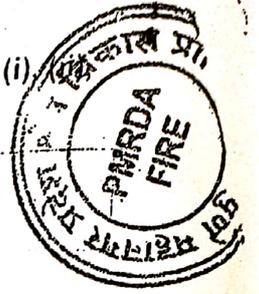


FFM/31/2017-18  
Bebadohal  
North Hinjewadi Developers Pvt Ltd Survey No.01, Village-

07/06/17

Following details of Residential Buildings as per provisional NOC under ref. (i) (iii) above:

Building Name	Height (Mtrs)	No. of Floors	Built up Area (Sqm)
B1	23.90	G/P+7	1949.64
B2	23.90	G/P+7	1949.64
B3	23.90	G/P+7	1949.64
C1	29.05	G/P+9	3632.90
C2	29.05	G/P+9	3632.90



Following Statutory Provisions under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, should be adhered.

- Under Section 3 of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (here in after referred to as "said Act") The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act
- It is presumed that you have completed the work adhering to the provisions under Section-3 of the said Act.
- Under sub-section (3) of Section 3, it is responsibility of the Owner or the Occupier as the case maybe, shall furnish to The Chief Fire Officer or nominated officer a Certificate in a prescribed form twice a year in the Month of January & July regarding maintenance of fire prevention and life safety measure in good repair and efficient condition as specified in sub-section (1).
- Under sub section (4) of Section 3, no person shall tamper with, alter, remove or cause any injury or damage to any fire prevention and life safety equipment installed in any such building or part thereof or instigate any other person to do so.

As per of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" Section 25-Annexure- part III M/s. Xrbia North Hinjewadi Developers Pvt. Ltd. has paid Fire Service Fees to the fire department of PCMC, Pune details are as under,

Sr.No.	Amount	Reference No.
1	Rs 17 48,500/- (Rs. Seventeen Lac Forty Eight Thousand Five Hundred Only)	Ref No (i) above
2	Rs 9.03.000/- (Rs. Nine Lac Three Thousand Only)	Ref. No. (ii) above
3	Rs 15.700/- (Rs. Fifteen Thousand Seven Hundred Only)	Ref. No. (ii) above

FFII/31/2017-18, Xrbia North Hinjewadi Developers Pvt. Ltd. Survey No.01, Village-  
Bebadahal, MAVAL.

: 1155

The Fire fighting and safety systems installed by you in the Building premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted. The condition mentioned in the "Provisional No-Objection Certificate" will remain unchanged

Thanking you.



Yours faithfully,

*Devendra Potphode*  
07/6/17  
(Devendra Potphode)  
Chief Fire Officer  
PMRDA, PUNE.

# 1156



PUNEMETROPOLIS

**पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे**  
**Pune metropolitan Region Development Authority, Pune**  
स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, आँध, पुणे - ४११००७.  
S.No. 152 - 153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411007  
Ph No: ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ / फोन नं. : ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ Email : hqpmrda@gmail.com

Date: -06/12/2018

Please quote following number to  
Building Permission for future  
correspondence with PMRDA  
No. FFM/ 124 /2018

TO,  
Mr. Hitendra Patil.  
Gat No. 1(P),3(P)  
Village- Bebadohal  
Taluka- Maval

**Sub: Grant of "Final No Objection Certificate" for your Residential Building "A1, A2, B4, B5, B6" only on Gat No- 1(P), 3(P), Village- Bebadohal, Tal- Maval, Dist-Pune.**

- Ref: - i) "Provisional NOC" issued by "The Chief Fire Officer" Pimpri Chinchwad Municipal Corporation, Pune vide no. **Fire/5W/WS/508/2014, Dated: 24.07.2014 (Bldgs. A1, B4, B5)**  
ii) "Provisional NOC" issued by "The Chief Fire Officer" Pimpri Chinchwad Municipal Corporation, Pune vide no. **Fire/5B/WS/292/2015, Dated: 14.09.2015 (Bldgs. B6)**  
iii) "Revise Provisional NOC" issued by this office vide no. **FPM/303/2018, Dated: 01.10.2018 (Bldgs. A2)**  
iv) Collector of Pune Approved by the drawing vide letter No. **PRH/NASR/521/2014, Dated: 14.01.2015**  
v) Final Fire Application Number: 117 of 2018-19, Dated:- 25.10.2018

Dear Sir,

With reference to (v) above, application submitted along with the certificate issued by the architect Mr. Padmakar Kole for obtaining "Final No Objection Certificate". Form "A" from licensed agency M/s. Glotech Fire Engineers (MFS-LA/RF-0130) who is licensed agencies registered under the provision of The Maharashtra Fire Prevention and Life Safety Measure Act, 2016. As per the Form "A" FFH/117/2018-19, Gat No. 1(P),3(P), Village- Bebadohal, Tal- Maval, Dist-Pune.



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submitted by you and the inspection & testing carried out by the representative of this office for firefighting protection systems and other requirements are found in working condition. Considering the same "Final No-Objection Certificate" issued to your construction on above-mentioned address for the built up area admeasuring to 14531.01 Sq. Mtrs. (As per ref. v)

Residential Building as per approved under ref. (v) above:-

Building Name	Height (Mtrs)	No. of Floors	Built up Area (Sqm)
A1	26.55	Parking + 08	3392.00
A2	35.10	Parking + 11	3756.04
B4	26.55	Parking + 08	2362.55
B5	26.55	Parking + 08	2362.55
B6	29.05	Parking + 09	2657.87
<b>TOTAL</b>			<b>14531.01</b>

Following Statutory Provisions under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, should be adhered.

1. Under Section 3 of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.
2. It is presumed that you have completed the work adhering to the provisions under Section-3 of the said Act.
3. Under sub-section (3) of Section 3, it is responsibility of the Owner or the Occupier as the case maybe, shall furnish to The Chief Fire Officer or nominated officer a Certificate in a prescribed form twice a year in the Month of January & July regarding maintenance of fire prevention and life safety measure in good repair and efficient condition as specified in sub-section (1).
4. Under sub section (4) of Section 3, the occupier shall tamper with, alter, remove or cause any injury or damage to any fire prevention and life safety



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equipment installed in any such building or part thereof or instigate any other person to do so.

As per of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" Section 25-Annexure- part III. Mr. Hitendra Patil. has paid Fire Premium Fees to this Dept. details are as under,

Details about the Fire protection Fees paid:-

Sr. No.	FIRE-FILE NO.	Built up Area for Fees calculation	Total Amount	Payment Challan No & payment Date
1.	Fire/5B/WS/292/2015 Dated:- 14/09/2015	Rs:- 17,50,000/- (Seventeen Lac Fifty Thousand Rupees Only)		
2.	Fire/5W/WS/508/2014 Dated:- 24/07/2014	Rs:- 26,54,500/- (Twenty Six Lac Fifty Four Thousand Five Hundred Rupees Only)		
3.	FIRE/285/2018	Residential Building= 3562.90 SQM.	Rs:-2,23,630/- (Two Lac Twenty Three Thousand Six Hundred and Thirty Rupees Only)	CHALLAN NO.336 DATED 26/09/2018 J.No. 4059939

(\* In future, if the difference of fees is assessed, the same will be recovered from the builder/developer owner as the case may be)

The Fire fighting and safety systems installed by you in the Building premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted. The condition mentioned in the "Revise Provisional No-Objection Certificate" will remain unchanged.

Thanking you



Yours faithfully,  
*Devendra Potphode*  
08/12/18  
(Devendra Potphode)  
Chief Fire Officer  
PMRDA, PUNE

**XR BIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED**



DT- 22/12/2019

To Whom It May Concern.

To,  
PMRDA.

Subject- Trees, Shrubs Plantation at Xrbia North Hinjewadi Developers PVT LTD. River Front Township at Gat No. 1(P) & 3(P), Village – Bebadohol, Taluka – Haveli, Dist – Pune.

Dear sir,

Regarding above Said Subject This is Informed You, We have Successfully Planted Trees, Shrubs, Palms at Our Xrbia North Hinjewadi Developers PVT LTD. River Front Township as Per Following Plants Details.

S.NO.	DESCRIPTION	QTY	UNIT	
<b>I-A</b>	<b>TREES</b>			
1	Plumeryo Alba	10	Nos	
2	Plant Plumeria Alba	10	Nos	
3	Plant Silver Yucca	1	Nos	
4	Plumeria Pixie Dwarf	15	Nos	
5	Trees Bucida Molinetti	25	Nos	
6	Trees Mimosopa Elengi	17	Nos	
7	Trees Tabubia Avalande	20	Nos	
<b>I-B</b>	<b>Palms.</b>		Nos	
1	Rapix Palm	96	Nos	
2	Areca Palm	95	Nos	
3	Organic Yellow	15	Nos	
4	Triangular Palm	1	Nos	
5	Plant Foxtail Palm	68	Nos	
6	Palm Bismarkia Silver	3	Nos	
<b>C</b>	<b>Shrubs</b>		Nos	
1	Salviya	495	Nos	
2	Pentas	20	Nos	
3	M.Drecena	172	Nos	
4	hemigraphics	10	Nos	

5	Mini Erecta	12	Nos	
6	Hymenocallis Spider Lily	Littoralis- 11	Nos	
7	Shrubs Pampass Grass	10	Nos	
8	Shrubs Tecoma Gaudichaudi	25	Nos	
9	Shrubs Duranta Goldiana	10	Nos	
10	Shrubs Althernethra	10	Nos	
11	Plant Bougainvillea	30	Nos	
12	Shrubs Pandanus	40	Nos	
13	Shrubs Ixora Red	35	Nos	
14	Shrubs Clerodendron Inerme	25	Nos	
15	Ranjai	25	Nos	
16	Blue Lanterna	10	Nos	
17	Althernethra Ficoida	10	Nos	
18	Murrayya Paniculata	30	Nos	
19	Shrubs Exura Red Hybrid	35	Nos	
20	Plant Bougainvillea	28	Nos	
21	Golden Duranto	10	Nos	
D	<b>Bamboo.</b>			
1	Bamboo Golden	250	Nos	
2	Buddha Bamboo	450	Nos	
E	<b>.Lawn</b>			
	carpet lawn( Taiwan )	1384.28	sqmt	

  
(Signature of Landscape Engineer )

Photographs taken on 17.05.2024



Construction of compound wall beyond blue line



Construction of path way beyond blue line



**Construction of path way beyond blue line**



**Partial Building B5 in between red line and blue line**

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Open well/bore well was observed in the garden



**ETP Area**



**Solar Water Heating systems**