

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 05/04/2022 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO. 29/2022 (WZ), SHASHIKANT VITTHAL KAMBLE VS MOEF&CC & ORS.

1.0 Background

Grievance in the Original Application No. 29 of 2022 (WZ), titled Shashikant Vitthal Kamble vs MoEF&CC & Ors., as per order dated 05/04/2022 of the Hon'ble NGT is construction of a residential & commercial project named "Isle Royale" by M/s Gera Developments Pvt. Ltd. (hereinafter referred as the project proponent i.e. PP) located at Sr. no. 24, Village: Bavdhan, Taluka: Mulshi, Dist: Pune, Maharashtra beyond 20,000 sq.m without any environmental clearances and in violation of environmental norms and rules.

Hon'ble NGT directed vide order dated 05/04/2022 (copy of Hon'ble NGT order, dated 05/04/2022 is given at **Annexure-1**) and relevant order is reproduced as below:

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

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

"8 The Committee is directed to visit the place and submit a factual and action taken report within six weeks. The Maharashtra Pollution Control Board (MSPCB) will be the nodal agency for coordination and logistic support."

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

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT Order, the Central Pollution Control Board (CPCB) vide email dated 22/04/2022 communicated the nominee details to the nodal agency i.e. MPCB and also requested to provide background information, copy of the Original Application, other relevant information for reference & deliberation in the aforesaid matter. Upon receipt of nominee details, inspection schedule and relevant information, the joint committee carried-out inspection of the residential & commercial project named "Isle Royale" located at Sr. no. 24, Village: Bavdhan, Taluka: Mulshi, Dist: Pune, Maharashtra on 19/08/2022. The following joint committee members were present during the inspection:

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

Also, Ms. Sanjana Jadav, Field Officer, SRO-I, MPCB-Pune and Shri Tapas Ukil, Scientist 'B', CPCB accompanied the joint committee during the inspection. Officials of Pune Municipal Corporation (PMC), Shri Devendra Patre, Deputy Engineer, and Shri Satish Shinde, Junior Engineer, Representative of Project Proponent Ms. Kshitija Bidwai, GM, M/s Gera Development Pvt. Ltd., and Shri Rahul Malwadkar (Architect) was present and provided the visit coordination.

3.0 Observations and Findings

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

3.1 Observations w.r.t Environmental Clearance

Details of EC, sanctioned plans, plinth certificate, completion certificate and current status of the project as verified and submitted by PMC to MPCB is given at Table No. 1.

Copy of the PMC letter vide dated 11/10/2022 and updated information vide letter dated 13/03/2023 is given at **Annexure-2 & 2A** for kind information.

Table-1: Details of EC, sanctioned plans, plinth certificate, completion certificate and current status of the project

Sl. No.	Particulars	Plot Area (sq.m)	Configuration	Total Built-up Area
1.	1 st Layout sanction CC: 1352 dt. 12.07.2011	46,479.34	Type A x 29 units Type A Row house x 10 units Type B Row house x 3 units Type C Row Vasti x 7 units	Total FSI- 11686.47 sq.m Total Non FSI- 628.94 sq.m TBUA- 12315.41 sq.m
2.	EC, dt.- 21.10.2011	54,900	Total FSI- 12,341.19 sq.m Total Non FSI- 12,767.84 sq.m TBUA- 25,109.03 sq.m	
3.	Building sanction CC/3473/11 dt. 30.12.2011	4,110.49	Club House	Total FSI- 215.58 sq.m Total Non FSI- 0 sq.m TBUA- 215.58 sq.m
4.	Building sanction CC/2937/12 dt. 31.12.2012	46,479.34	TYPE A Semi Detached x 29 TYPE A Row House x 10 TYPE B Row House x 3 TYPE C VT Vasti X 7	Total FSI- 9,397.29 sq.m Total Non FSI- 2,918.13 sq.m TBUA- 12,315.42 sq.m
5.	Plinth Check Certificate	For TYPE A- SD22, 23, 24, 25 TYPE A- RH 1,2		

	PCC/1250/12 dtd. 07.01.2013	(WING-19, 20, 21, 22, 33, 34) As per Sanction Plan CC/1352/11, dated 12.07.2011.		
6.	Plinth Check Certificate PCC/1261/12 dtd. 09.01.2013	TYPE A- RH 3,4 (WING- 31,32) As per Sanction Plan CC/2937/12, dated 31.12.2012.		
7.	Plinth Check Certificate PCC/1449/12 dtd. 22.02.2013	TYPE A- RH 5,6 (WING- 29,30) As per Sanction Plan CC/2937/12, dated 31.12.2012.		
8.	Plinth Check Certificate PCC/1448/12 dtd. 22.02.2013	TYPE A-SD 29,30 (WING- 27,28) As per Sanction Plan CC/2937/12, dated 31.12.2012.		
9.	Plinth Check Certificate PCC/1569/12 dtd. 18.03.2013	TYPE A-SD 18,19 (WING- 17,18) As per Sanction Plan CC/1352/11, dated 12.07.2011.		
10.	Plinth Check Certificate PCC/1601/12 dtd. 26.03.2013	TYPE A-SD 27,28 (WING- 23,24) As per Sanction Plan CC/2937/12, dated 31.12.2012.		
11.	Building sanction CC:0260/13 dt. 26.04.2013	46,479.26	WING - 5,6,7,8,9,10,11,12,14,15,16,17,18,19,20,21,2 2,23,24,25,26,27,28,35,36 WING- 1,2,3,4,29,30,31,32,33,34 Tower 1 & 2 (1 ST ,2 ND , 3 RD , 4 TH floors)	Total FSI- 10,504.02 sq.m Total Non FSI- 3,826.16 sq.m TBUA- 14,330.18 sq.m
12.	Plinth Check Certificate PCC/0173/13 dtd. 20.05.2013	WING- 25,26 As per Sanction Plan CC/0260/13, dated 26.04.2013.		
13.	Plinth Check Certificate PCC/0845/13 dtd. 29.10.2013	WING- 15,16 As per Sanction Plan CC/0260/13, dated 26.04.2013.		
14.	Plinth Check Certificate PCC/0846/13 dtd. 29.10.2013	WING- 6,7,10,11 As per Sanction Plan CC/0260/13, dated 26.04.2013.		

15.	2 nd Layout sanction CC/2963/13 Dtd. 09/12/2013	46,479.26	WING – 1,2,3,4 WING-29,30,31,32,33,34 WING-5, 6, 7, 8, 9, 10, 11, 23, 24, 27, 28 WING- 12,14, 15, 16, 17, 18, 19, 20, 21, 22, 35, 36 WING- 25,26 Tower 1 Tower 2	Total FSI- 11,807.92 sq.m Total Non FSI- 19,578.64 sq.m TBUA- 31,386.56 sq.m
16.	Plinth Check Certificate PCC/1067/13 dtd. 27.12.2013	WING- 8,9,12,14 As per Sanction Plan CC/2963/13, dated 09.12.2013.		
17.	Plinth Check Certificate PCC/1068/13 dtd. 27.12.2013	WING- 3,4 As per Sanction Plan CC/2963/13, dated 09.12.2013.		
18.	Plinth Check Certificate PCC/1185/13 dtd. 24.01.2014	WING- 1,2,5 As per Sanction Plan CC/2963/13, dated 09.12.2013.		
19.	Plinth Check Certificate PCC/1379/13 dtd. 06.03.2014	WING- 35,36 Club House As per Sanction Plan CC/2963/13, dated 09.12.2013. & CC/3473/11 (i.e. for clubhouse), dated 30.12.2011		
20.	Plinth Check Certificate PCC/0041/14 dtd. 05.04.2014	Tower 1 (part) As per Sanction Plan CC/2963/13, dated 09.12.2013.		
21.	EC amendment, Dtd. 15.05.2014	54,900	Total FSI- 11,772.9 sq.m Total Non FSI- 13,996.59 sq.m TBUA- 25,769.49 sq.m	
22.	Building sanction: CC 0723/14 dtd. 10.06.2014	3,689.00	Club House	Total FSI- 273.86 sq.m Total Non FSI- 0 sq.m TBUA- 273.86 sq.m
23.	Building sanction: CC	46,479.26	WING – 1,2,3,4 WING-29,30,31,32,33,34	Total FSI- 12,132.76

	0786/14 dtd. 16.06.2014		WING-5, 6, 7, 8, 9, 10, 11, 23, 24, 27, 28 WING- 12,14, 15, 16, 17, 18, 19, 20, 21, 22, 35, 36 WING- 25,26 Tower 1 Tower 2	sq.m Total Non FSI- 19,449.76 sq.m TBUA- 31,582.52 sq.m
24.	Completion Certificate OCC/0593/14 dtd. 01.08.2014	Villa No. 19 & 20 As per Sanction Plan CC/0786/14, dated 16.06.2014.		
25.	Building sanction CC- 3353/14 Dtd. 05/01/2015	46,160.79	WING – 1,2,3,4 WING-29,30,31,32,33,34 WING-5, 6, 7, 8, 9, 10, 11, 23, 24, 27, 28 WING- 12,14, 15, 16, 17, 18, 19, 20, 21, 22, WING- 35, 36 WING- 25,26 Tower 1 Tower 2 Tower 3 BLOCK A	Total FSI- 25,261.29 sq.m Total Non FSI- 23,392.58 sq.m TBUA- 48,653.87 sq.m
26.	Completion Certificate OCC/0766/15 dtd. 16.09.2015	Villa No. 29,30,31,34 As per Sanction Plan CC/3353/14, dated 05.01.2015.		
27.	3 rd Layout sanction CC/2717/15 Dtd. 24.11.2015 (layout sanction)	46,160.79	WING – 1,2,3,4 WING-29,30,31,32,33,34 WING-5, 6, 7, 8, 9, 10, 11, 23, 24, 27, 28 WING- 12,14, 15, 16, 17, 18, 19, 20, 21, 22, WING- 35, 36 WING- 25,26 Tower 1 Tower 2 Tower 3 BLOCK A BLOCK B BLOCK C	Total FSI- 28,500.56 sq.m Total Non FSI- 23,597.97 sq.m TBUA- 52,098.53 sq.m
28.	4 th Layout Sanction- CC- 3379-15 Date:31/12/2015	46,660.79	Wing 1,2,3,4 WING-29,30,31,32,33,34 WING-5, 6, 7, 8, 9, 10, 11, 23, 24, 27, 28 WING- 12,14, 15, 16, 17, 18, 19, 20, 21, 22, WING- 35, 36 WING- 25,26	Total FSI- 40,332.21 sq.m Total Non FSI- 30,587.64

			Tower 1 Tower 2 Tower 3 BLOCK A BLOCK B Plot B: Bldg.1 Plot C: Bldg.1 Plot D: Bldg.1 Plot E: Bldg.1 Plot F: Bldg.1	sq.m TBUA- 70,919.85 sq.m
29.	Completion Certificate OCC/1458/15 dtd. 29.01.2016	Villa No. 17,18,21,22,23,24,25,26,27,28,32,33 As per Sanction Plan CC/3353/14, dated 05.01.2015.		
30.	Completion Certificate OCC/1711/16 dtd. 19.03.2016	Villa No. 1,2,3,4,15,16,35,36 As per Sanction Plan CC/3379/15, dated 31.12.2015.		
31.	Building sanction CC-4449/15-31/03/2016	42,206.89	WING – 1,2,3,4 WING-29,30,31,32,33,34 WING-5, 6, 7, 8, 9, 10, 11, 23, 24, 27, 28 WING- 12,14, 15, 16, 17, 18, 19, 20, 21, 22, WING- 35, 36 WING- 25,26 Tower 1 Tower 2 Tower 3	Total FSI- 27,099.11 sq.m Total Non FSI- 24,162.5 sq.m TBUA- 51,261.61 sq.m
32.	EC Dtd. 28.06.2016	54,900	Total FSI- 25,124.25 sq.m Total Non FSI- 26,168.38 sq.m TBUA- 51,292.63 sq.m	
33.	Revalidation of club house building CC/1966/16 Dtd. 05.10.2016	3,689.00	Club House	Total FSI- 273.86 sq.m Total Non FSI- 0 sq.m TBUA- 273.86 sq.m
34.	Revalidation of building sanction dt. 31/03/2013,	42,206.89	WING – 1,2,3,4 WING-29,30,31,32,33,34 WING-5, 6, 7, 8, 9, 10, 11, 23, 24, 27, 28 WING- 12,14, 15, 16, 17, 18, 19, 20, 21, 22,	Total FSI- 27,099.11 sq.m Total Non

	CC/1967/16 Dtd. 05.10.2016		WING- 35, 36 WING- 25,26 Tower 1 Tower 2 Tower 3	FSI- 24,162.5 sq.m TBUA- 51,261.61 sq.m
35.	Completion Certificate OCC/1057/16 dtd. 06.10.2016	Tower 1: for 3 basements & 28 flats As per Sanction Plan CC/4449/15, dated 31.03.2016.		
36.	Completion Certificate OCC/1058/16 dtd. 06.10.2016	Club house As per Sanction Plan CC/0723/14, dated 10.06.2014.		
37.	Plinth Check Certificate PCC/0916/16 dtd. 22.11.2016	Tower 3 (full) As per Sanction Plan CC/4449/15, dated 31.03.2016.		
38.	Building sanction CC-2978/16 Dtd. 23/12/2016	42,206.89	WING – 1,2,3,4 WING-29,30,31,32,33,34 WING-5, 6, 7, 8, 9, 10, 11, 23, 24, 27, 28 WING- 12,14, 15, 16, 17, 18, 19, 20, 21, 22, WING- 35, 36 WING- 25,26 Tower 1 Tower 2 Tower 3	Total FSI- 26,704.8 sq.m Total Non FSI- 25,097.83 sq.m TBUA- 51,802.63 sq.m
39.	Completion Certificate OCC/1713/16 dtd. 30.12.2016	Tower 1: for flat no. 101 & 102 As per Sanction Plan CC/4449/15, dated 31.03.2016.		
40.	Plinth Check Certificate PCC/1122/16 dtd. 30.01.2017	Tower 2 (full) As per Sanction Plan CC/1967/16, dated 05.10.2016.		
41.	EC Dtd. 02.02.2017	54,062.08	Total FSI- 27,954.06 sq.m Total Non FSI- 26,651.37 sq.m TBUA- 54,605.43 sq.m	
42.	Completion	Villa no. 5,6,7,8,9,10,11,12,14 As per Sanction Plan CC/4449/15, dated 31.03.2016.		

	Certificate OCC/0239/17 dtd. 29.04.2017			
43.	Building sanction CC - 1196-17 Dtd : 28.07.2017	42,206.89	WING – 1,2,3,4 WING-29,30,31,32,33,34 WING-5, 6, 7, 8, 9, 10, 11 WING- 23, 24, 27, 28 WING- 12,14 WING- 15, 16, 17, 18, 19, 20, 21, 22 WING- 35, 36 WING- 25,26 Tower 1 Tower 2 Tower 3 BLOCK A BLOCK B	Total FSI- 35,019.14 sq.m Total Non FSI- 28,262.75 sq.m TBUA- 63,281.89 sq.m
44.	Completion Certificate OCC/0925/18 dtd. 16.10.2018	For Tower 2: 04 flats only; and Tower 3: 05 flats only As per Sanction Plan CC/1552/11, dated 12.07.2011.		
45.	Completion Certificate OCC/1356/18 dtd. 24.01.2019	For Tower 2: 44 flats only; Tower 3: 03 basement and 17 flats only As per Sanction Plan CC/1552/11, dated 12.07.2011.		
46.	Completion Certificate OCC/0135/21 dtd. 28.05.2021	For Tower 2: 12 flats; Tower 3: 08 flats only		

- i. PP has been granted Environmental Clearance (EC) by SEIAA, Maharashtra vide letter No. SEAC-2010/CR.809/TC.3, dated 21/10/2011 for construction of a residential project named “Isle Royal” for Total Built Up Area (TBA) of 25,109.03 sq.m (FSI: 12,341.19 sq.m & Non-FSI: 12,767.84 sq.m) for building Semi D(SD) units: LG + G+ 2 UF + Terrace for 30 nos. of tenements; Row house(RH): LG + G + 1 floor + Terrace for 18 nos. of Tenements; Tower 1: Basement + stilt + 12

UF for 12 nos. of tenements; Other Units: G + 1 F for 07 nos. of tenements. Subsequently, the PP was granted amended EC by SEIAA, Maharashtra vide letter No. SEAC-2010/CR.809/TC.3, dated 15/05/2014 for TBA of 25,769.49 sq.m (FSI: 11,772.9 sq.m & Non-FSI: 13,996.59 sq.m) for building Semi D units: LG + G+ 1 floor for 10 nos. of tenements; Twin villas: LG + G + 2 floor for 25 nos. of Tenements; High Rise: B1 + B2 + LGF + 15 floors for 30 nos. of tenements. Wherein, the earlier FSI has been reduced to 568.29 sq.m and earlier Non-FSI has been increased to 1,228.75 sq.m, thereby increase in TBA of 660.46 sq.m. Copy of EC dated 21/10/2011 & amended EC dated 15/05/2014 are given at **Annexure-3 & Annexure-4** respectively.

- ii. Further, PP has been granted EC by SEIAA, Maharashtra vide letter no. SEAC-III-2015/CR-91/TC-III, dated 28/06/2016 for proposed expansion of the project with TBA of 51,292.63 sq.m (FSI: 25,124.25 sq.m & Non-FSI: 26,168.38 sq.m) for building Tower 2: 3P+14; Tower 3: 3P+15; Block A: 2P+3. In addition to already existing buildings of Semi Detach Units =10; Twin Villa = 25; Tower 1: 2B+LG+15 and Club House: GF+1. Wherein, the earlier FSI has been increased to 13,351.35 sq.m and earlier Non-FSI has been increased to 12,171.79 sq.m, thereby increase in TBA of 25,523.14 sq.m. Copy of expansion EC dated 28/06/2016 is given at **Annexure-5**. The PP has been further granted amended EC by SEIAA, Maharashtra vide letter no. SEAC-III-2015/CR-91/TC-III, dated 02/02/2017 for TBA of 54,605.43 sq.m (FSI: 27,954.06 sq.m & Non-FSI: 26,651.37 sq.m) for Building Semi Detach (SD): LG+GF+1UF=10 units; Twin Villa = 25 units; Tower 1: B1+B2+LGF+15= 30 units; Club House = GF+1: Tower 2:15 floors = 60 units; Tower 3:3P+15=30 units; Block A: 2P+2=8 units. Wherein, the earlier FSI has been increased to 2,829.81 sq.m and earlier Non-FSI has been increased to 482.99 sq.m, thereby increase in TBA of 3,312.8 sq.m. Copy of amended EC dated 02/02/2017 is given at **Annexure-6**.
- iii. PP has applied for expansion of EC as per the CC-1196/17 dated 28/07/2017 and said matter is placed in State Expert Appraisal Committee-3 (SEAC-3),

Maharashtra Agenda for 122nd SEAC-3 meeting scheduled on 23rd & 24th August, 2021 (through Video Conference), accordingly consolidated statement vide SEIAA-STATEMENT-0000001870 is issued for TPA- 50940.10 sq.m and TBA- 68623.11 sq.m with initiated completed TBA- 51512.58 sq.m. However, the PP has withdrawal said application vide letter dated 11/10/2021. Copy of the letter dated 11/10/2021 is enclosed as **Annexure-7**.

- iv. PP has obtained first layout & building sanctioned plan vide no. CC/1352, dated 12/07/2011 for Total Plot area (TPA) of 46,479.34 sq.m consisting of TBA of 12,315.41 sq.m (Total FSI-11,686.47 sq.m, Total Non FSI- 628.94 sq.m) followed by second layout & building sanctioned plan vide no. CC/2963/13, dated 09/12/2013 for TBA of 31,386.56 sq.m (Total FSI- 11,807.92 sq.m, Total Non FSI- 19,578.64 sq.m). Further, the PP obtained revised layout sanctioned plan vide no. CC/2717/15, dated 24/11/2015 for TBA of 52,098.53 sq.m (Total FSI-28,500.56 sq.m, Total Non FSI- 23,597.97 sq.m) followed by fourth layout sanctioned plan vide no. CC/3379/15, dated 31/12/2015 for TBA of 70,919.85 sq.m (Total FSI-40,332.21 sq.m, Total Non FSI- 30,587.64 sq.m).
- v. PP has obtained first plinth check certificate vide no. PCC/1250/12, dated 07/01/2013 for Type A- SD 22,23,24,25; Type A- RH 1,2 (i.e. for Wing/villa- 19,20,21,22,33,34) which is as per building sanctioned plan vide no. CC/1352/11/, dated 12/07/2011 granted by PMC. Subsequent plinth check certificates were obtained by the PP vide even dated 09/01/2013 for Type A- RH 3,4 (i.e. for Wing/villa-31,32); 22/02/2013 for Type A- RH 5,6 (i.e. for Wing/villa-29,30); 22/02/2013 for Type A- SD 29,30 (i.e. for Wing/villa-27,28) which are as per building sanctioned plan vide no. CC/2937/12, dated 31/12/2012. Thereafter, the PP obtained plinth check certificates PCC/1569/12 vide even dated 18/03/2013 for Type A- RH 18,19 (i.e. for Wing/villa- 17,18) which is as per building sanctioned plan vide no.

CC/1352/11/, dated 12/07/2011. Further the PP has obtained plinth check certificates PCC/1601/12 vide even dated 26/03/2013 for Type A- SD 27,28 (i.e. for Wing/villa-23,24) which is as per building sanctioned plan vide no. CC/2937/12, dated 31/12/2012. PP obtained plinth check certificates vide even no. PCC/0173/13, dated 20/05/2013 for Wing/villa-25,26; PCC/0845/13, dated 29/10/2013 for Wing/villa-15,16 and PCC/0846/13, dated 29/10/2013 for Wing/villa-6,7,10,11 respectively which are as per building sanctioned plan vide no. CC/0260/13, dated 26/04/2013.

- vi. The PP obtained plinth check certificates vide even no. PCC/1067/13, dated 27/12/2013 for Wing/villa-8,9,12,14; PCC/1068/13, dated 27/12/2013 for Wing/villa-3,4; PCC/1185/13, dated 24/01/2014 for Wing/villa-1,2,5; PCC/0041/14, dated 05/04/2014 for Tower 1(part) and PCC/1379/13, dated 06/03/2014 for Wing/villa-35,36 respectively which are as per building sanctioned plan vide no. CC/2963/13, dated 09/12/2013. The PP obtained plinth check certificate vide no. PCC/0916/16, dated 22/11/2016 for Tower-3(Full) which is as per building sanctioned plan vide no. CC/4449/15, dated 31/03/2016. The PP obtained plinth check certificate vide no. PCC/1122/16, dated 30/01/2017 for Tower-2(Full) which is as per building sanctioned plan vide no. CC/1967/16, dated 05/10/2016.
- vii. It is observed that most of the project is completed & handed over to individual flat owners. Also, as per the information with respect to work in progress report till 18/08/2022 provided by PMC vide dated 11/10/2022 (Copy of the PMC letter vide dated 11/10/2022 and updated information vide letter dated 13/03/2023 is given at **Annexure-2 & 2A**) that TBA of the completed project is 51,512.58 sq.m, which is within the sanctioned TBA of 54,605.43 sq.m as per EC dated 02/02/2017 (as per fourth layout sanctioned plan vide no. CC/3379/15, dated 31/12/2015 for TBA of 70,919.85 sq.m, total FSI- 40,332.21 sq.m & Total Non FSI- 30,587.64 sq.m).

- viii. Details of work in progress and completion certificates obtained by the PP as per the information provided by PMC vide dated 11/10/2022 and updated information vide letter dated 13/03/2023 is as follows:

Building	Configuration	Present status	TBA, sq.m
Tower 1	3 basements + 16 floors	Completion certificate obtained	51,512.58 sq.m
Tower 2	16 floors	Completion certificate obtained	
Tower 3	3 basements + 16 floors	Completion certificate obtained	
Villas	35 villas	Completion certificate obtained	
Basements		Completion certificate obtained	
Club house		Completion certificate obtained	
Services		Completion certificate obtained	

3.2 Observations w.r.t. CTE and CTO

Table-2: Details of CTE & CTOs of the project

S. no.	Particulars	Grant date	Valid up to	FSI in sq.m	Non FSI in sq.m	Total BUA in sq.m
1.	1 st Environmental Clearance	21/10/2011	21/10/2016	12341.19	12767.84	25109.03
2.	Consent to Establish	03/02/2012	03/02/2017	12341.19	12767.84	25109.03
3.	Amendment of 1 st Environmental Clearance	15/05/2014	21/10/2016	11772.9	13996.59	25769.49
<i>Not obtained amendment of CTE (dated 03/02/2012) for the aforesaid amendment of 1st EC dated 15/05/2014</i>						
4.	2 nd Environmental Clearance (for expansion)	28/06/2016	28/06/2023	25124.25	26168.38	51292.63
5.	Consent to Establish	24/04/2017	Up to validity of EC	--	--	51292.63
6.	Amendment of	02/02/2017	02/02/2024	27954.06	26651.37	54605.43

	2 nd Environmental Clearance					
7.	Consent to operate (part)	15/05/2017	31/01/2018	--	--	16885.0
8.	Amendment of Consent to Establish	31/03/2018	01.02.2022	--	--	Remaining 37720.43
9.	Consent to operate (application dtd. 07/03/2018)	17/05/2019	31/12/2019	--	--	16885.0
10.	Consent to operate (application dtd.29/07/2019)	26/02/2020	30/08/2020	--	--	54605.43
11.	Renewal of Consent to operate (application dtd.07/10/2020)	31/05/2021	30/08/2022	--	--	54605.43
12.	Renewal of Consent to operate (application dated 27/06/2022)	Application in process	Pending with MPCB	--	--	54605.43

- i. PP obtained Consent to Establish (CTE) from the MPCB on 03/02/2012 for total plot area- 54,900 sq.m and TBA – 25,109.03 sq.m (as per 1st EC dated 21/11/2011). Copy of CTE dated 03/02/2012 is given at **Annexure-8** for kind reference. Further, PP obtained layout sanctioned plan vide no. C/2963/1, dated 09/12/2013 for TBA of 31,386.56 sq.m (which exceeded the earlier permissible TBA of 25,109.03 sq.m granted to the PP through the EC vide letter No. SEAC-2010 / CR.809 / TC.3, dated 21/10/2011). Wherein it is observed that the PP has not obtained amendment in CTE as well as EC.
- ii. PP obtained CTE (revalidation with expansion) from the MPCB on 24/04/2017 for total plot area- 54,900 sq.m and TBA – 51,292.63 sq.m (as per 3rd EC dated 28/06/2016). Copy of CTE dated 24/04/2017 is given at **Annexure-9** for kind reference. Wherein it is observed that before obtaining CTE (revalidation with

expansion), the PP had started construction activities; as it is evident from plinth check certificates obtained by PP (please refer Sl. no. 37 of Table 1 of section 3.1. as above), wherein the plinth for Tower 3(Full) as per sanction plan CC/4449/15, dated 31/03/2016 was constructed before obtaining the relevant CTE (revalidation with expansion) on 24/04/2017. The remaining plinth check certificate obtained by PP (please refer Sl. no. 40 of Table 1 of section 3.1. as above) was obtained after obtaining CTE on 24/04/2017.

- iii. The PP had obtained the 1st EC on 21/10/2011 for TBA of 25,109.03 sq.m, and had subsequently obtained amended EC on 15/05/2014 for TBA of 25,769.49 sq.m, i.e. marginal increase of TBA of 660.46 sq.m. The PP has obtained CTE as per the 1st EC dated 21/10/2011 but not obtained amendment in CTE for the amended EC dated 15/05/2014.
- iv. Further, PP had then obtained CTE from the MPCB on 31/03/2018 for total plot area- 54,062.28 sq.m and TBA – 37,720.43 sq.m. Copy of CTE dated 31/03/2018 is given at **Annexure-10** for kind reference. Wherein it is observed that the PP has not obtained any plinth check certificates activities after obtaining CTE dated 31/03/2018.
- v. PP obtained part Consent to Operate (CTO) from the MPCB on 15/05/2017, valid till 31/08/2018 for total plot area- 54,900 sq.m and construction completed TBA – 16,885 sq.m out of 25,769.49 sq.m (as per EC dated 21/10/2011). Copy of CTO dated 15/05/2017 is given at **Annexure-11** for kind reference. The CTO was auto-renewed by MPCB on 17/05/2019, valid till 31/12/2019. Copy of CTO dated 17/05/2019 is given at **Annexure-12** for kind reference.
- vi. PP obtained CTO from the MPCB on 26/02/2020, valid till 30/08/2020 for total plot area- 54,062.28 sq.m and construction completed TBA –54,605.43 sq.m out of total TBA of 54,605.43 sq.m as per EC dated 02/02/2017. Copy of CTO dated 26/02/2020 is given at **Annexure-13** for kind reference. The CTO was renewed by MPCB on 31/05/2021, valid till 31/08/2022. Further, PP has applied for

renewal of CTO on 27/06/2022 but the same is pending with MPCB. Copy of CTO dated 31/05/2021 is given at **Annexure-14** for kind reference.

- vii. As per the information with respect to work in progress report till 18/08/2022 provided by PMC vide dated 11/10/2022 (Copy of the PMC letter vide dated 11/10/2022 and updated information vide letter dated 13/03/2023 is given at **Annexure-2 & 2A**), it may be inferred that the PP has obtained CTOs only after obtaining the completion certificates.

3.3 Observations w.r.t. other environmental services

- i. PP has provided Sewage Treatment Plant (STP) based on MBBR technology of reported design capacity of 120 KLD. Various unit operations & processes of STP are Collection tank → Anoxic tank → Aeration tank → Tube settler → Chlorine contact tank → Pressure sand filter → Activated carbon filter → Ozonation → Treated wastewater tank. As per CTO, treated wastewater @ 60% shall be reused for flushing & ancillary activities and remaining shall be discharged to municipal sewerage system. During joint committee visit STP was found in operation. PP has provided separate plumbing arrangement for utilization of treated wastewater from STP for secondary activities viz. toilet flushing and gardening.
- ii. PP is segregating biodegradable waste and non-biodegradable waste at source. 07 no. of composting bins of reported capacity of 220 Kg/day is provided for processing of biodegradable waste, manure generated is being used as soil conditioner in gardening. Presently, the said composting bins are operating at 150 Kg/day, as there is only about 60-70% occupancy in the flats. Whereas, non-biodegradable waste (dry waste) is being sent to authorized agency of PMC for further disposal.
- iii. During joint committee visit, 02 no. of bore wells were observed in the project site. As informed, the PP has used tanker water supply during construction activities and supplemented the copies of water procurement challans

mentioning the date, invoice no. & cheque no. during joint committee visit. It is observed that the said water procurement challans are w.e.f. January, 2017 whereas the construction activities are initiated w.e.f. January, 2013 (as it is evident from date of plinth check certificate i.e. 07/01/2013).

During operation phase, fresh water is being met through piped water supply connection provided by PMC for which the PP has obtained permission from PMC vide dated 30/09/2014 & 28/02/2020.

- iv. As per information submitted by the PP, tree cutting NOC has been obtained from PMC vide dated 12/02/2014 and 29/07/2015. Copy of tree cutting NOC is given at **Annexure-15** for kind reference. It is observed that PP has made tree plantation of about 703 no. of trees against 581 no. (as per EC dated 02/02/2017).
- v. PP has provided 17 nos. of rainwater recharge pits for recharging of ground water against mandated 20 nos. of rainwater recharge pits as per EC dated 02/02/2017.
- vi. PP has provided DG set of 250 KVA X 3 nos. & 380 KVA, 125 KVA, 100 KVA & 325 KVA as a back-up source of electricity, are provided with stack of 3 mt, 3.8 mt, 2.2 mt, 2mt and 3.5 mt height each respectively.
- vii. It is observed that there are 35 no. of row houses/villas, three no. of towers and club house were completed & occupied. However, only 50% occupancy was observed.

Some of the photographs taken during the joint committee inspection is given at **Annexure-16** for kind reference.

4.0 Approach for penalty and remedial measures for prior environmental clearance (EC) violation

A Standard Operating Procedure (SoP) for dealing with violation cases have been issued by the MoEF&CC vide Office Memorandum (OM) F. No. 22-21/2020-IA.III dated 07/07/2021 followed by subsequent OM F. No. 22-21/2020-IA.III (E 138949) dated 28/01/2022. The said SOP outlines the penalties including closure of operations that are operating without prior environment clearance including demolition of projects. It also outlines a procedure for the grant of environmental clearance to projects that have come up without obtaining prior environment clearance required under the Environmental Impact Assessment (EIA) Notification, 2006 including Remediation Plan and Natural and Community Resource Augmentation Plan preparation and their quantification, bank guarantee and implementation thereto. As per the aforesaid SOP, approaches for dealing the violation cases are summarised as follows:

- i. Closure or revision
 - a. If the project proponent has not taken prior EC, then the action shall be initiated to close the operation.
 - b. If the project proponent has taken prior EC for existing/old unit, then order to revert the activity/production to permissible limits.
 - c. If the project doesn't require EC for earlier production level but required at present, then restricting activity/production to extent to which prior EC was not required.
- ii. Action under section 15 read with section 19 of the E (P) A, 1986 shall be initiated against the violators.
- iii. Appraisal under EIA Notification, 2006: The permissibility of the project shall be examined from the perspective of whether such activity/project was at all eligible for the grant of prior EC;
 - a. **If not permissible:** If a project is under prohibited area notified by Central/State Govt., then the such project shall be ordered for the demolition/closure after issuing show-cause notice and providing an opportunity of hearing.

b. **If permissible**, then such violation projects shall be issued with directions to complete the impact assessment studies and submit EIA report & EMP in a time bound manner. Also, such cases of violation shall be subject to appropriate: Damage Assessment, Remediation Plan and Community Augmentation Plan (to restore environmental damage caused including its social aspects).

The competent authority shall issue directions u/s 5 of The Environment (Protection) Act, 1986 for mandating payment of such amount (based on polluter's pay principle), undertaking activities relating to aforesaid plans and its appraisal by the Central sectoral expert appraisal committee or the State/UT level expert appraisal committee, as the case may be. However, even though the project may be permissible but not environmentally sustainable in its present form/configuration/features then such projects shall be directed to be modified so that the project would be environmentally sustainable. Further, if the project is not considered appropriate to issue EC, such project shall be directed to be demolished/closed.

The PP will be required to submit a bank guarantee equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with Central/State Pollution Control Board (depending on whether the project under reference is appraised at MoEF&CC or by SEIAA) prior to the grant of EC. The quantification of such liability will be recommended by EAC and finalized by the Regulatory Authority and the bank guarantee will be released after successful implementation of the Remediation Plan & Natural and Community Resource Augmentation Plan.

- iv. Penalty provisions for violation cases and applications
 - a. For new projects;

- Where operation has not commenced: 1% of the total project cost incurred up to date of filing of application along with EIA/EMP report.
 - When operations have commenced without EC: 1% of the total project cost incurred up to the date of filing application along with EIA/EMP report PLUS 0.25% of the total turnover during period of violation.
- b. For expansion projects;
- When operation/production with expanded capacity has not commenced: 1% of the project cost, attributable to the expansion, incurred up to date of filing application along with EIA/EMP report.
 - When operation/production with expanded capacity have commenced: 1% of project cost (attributable to the expansion activity) incurred up to the date of filing application along with EIA/EMP report PLUS 0.25% of the total turnover (attributable to the expanded activity/capacity) involved during the period of violation.

5.0 Conclusions

- i. PP has obtained first layout & building sanctioned plan vide no. CC/1352, dated 12/07/2011 for Total Plot area (TPA) of 46,479.34 sq.m consisting of TBA of 12,315.41 sq.m (Total FSI-11,686.47 sq.m, Total Non FSI- 628.94 sq.m) followed by second layout & building sanctioned plan vide no. CC/2963/13, dated 09/12/2013 for TBA of 31,386.56 sq.m (Total FSI-11,807.92 sq.m, Total Non FSI- 19,578.64 sq.m). Further, the PP obtained third (revised) layout sanctioned plan vide no. CC/2717/15, dated 24/11/2015 for TBA of 52,098.53 sq.m (Total FSI- 28,500.56 sq.m, Total Non FSI- 23,597.97 sq.m) followed by fourth layout sanctioned plan vide no. CC/3379/15, dated 31/12/2015 for TBA of 70,919.85 sq.m (Total FSI-40,332.21 sq.m, Total Non FSI- 30,587.64 sq.m).

- ii. It is observed that based on the first layout & building sanctioned plan vide no. CC/1352, dated 12/07/2011 the PP has obtained 1st EC from SEIAA, Maharashtra, dated 12/10/2011 for TBA of 25,109.03 sq.m and CTE from MPCB, dated 03/12/2012. Also, based on the aforesaid layout & building sanctioned plan vide no. CC/1352, dated 12/07/2011, the PP has obtained total three building sanctioned plans vide even no. CC/3473/11, dated 31/12/2011; no. CC/2937/12, dated 31/12/2012 and CC/0260/13, dated 26/04/2013 respectively.
- a. Based on the aforesaid layout & building sanctioned plan vide no. CC/1352/11/, dated 12/07/2011 granted by PMC; the PP has obtained first plinth check certificate vide no. PCC/1250/12, dated 07/01/2013 for Type A- SD 22,23,24,25; Type A- RH 1,2 (i.e. for Wing/villa-19,20,21,22,33,34) and plinth check certificate vide no. PCC/1569/12, dated 18/03/2013 for Type A- RH 18,19 (i.e. for Wing/villa- 17,18). The aforesaid plinth check certificates were obtained after grant of EC from SEIAA, Maharashtra, dated 12/10/2011 and CTE from MPCB, dated 03/12/2012.
- b. Based on the aforesaid building sanctioned plan vide no. CC/2937/12, dated 31/12/2012 granted by PMC; the PP has obtained various plinth check certificates vide even no. PCC/1261/12, dated 09/01/2013 for Type A- RH 3,4 (i.e. for Wing/villa-31,32); PCC/1449/12, dated 22/02/2013 for Type A- RH 5,6 (i.e. for Wing/villa-29,30); PCC/1448/12, dated 22/02/2013 for Type A- SD 29,30 (i.e. for Wing/villa-27,28) and PCC/1601/12, dated for Type A- SD 27,28 (i.e. for Wing/villa-23,24) respectively. The aforesaid plinth check certificates were obtained after grant of EC from SEIAA, Maharashtra, dated 12/10/2011 and CTE from MPCB, dated 03/12/2012.
- c. Based on the aforesaid building sanctioned plan vide no. CC/0260/13, dated 26/04/2013 granted by PMC; the PP has obtained various plinth check certificates vide even no. PCC/0173/13, dated 20/05/2013 for Wing/villa-25,26; PCC/0845/13, dated 29/10/2013 for Wing/villa-15,16 and PCC/0846/13, dated 29/10/2013 for Wing/villa-6,7,10,11 respectively. The

aforesaid plinth check certificates were obtained after grant of EC from SEIAA, Maharashtra, dated 12/10/2011 and CTE from MPCB, dated 03/12/2012.

- d. Based on the aforesaid building sanctioned plan vide no. CC/3473/11, dated 30/12/2011 granted by PMC; the PP has obtained plinth check certificate vide no. PCC/1379/13, dated 06/03/2014 for club house. The aforesaid plinth check certificates were obtained after grant of EC from SEIAA, Maharashtra, dated 12/10/2011 and CTE from MPCB, dated 03/12/2012.
- iii. It is observed that based on the second layout & building sanctioned plan vide no. CC/2963/13, dated 09/12/2013 the PP has obtained amended EC from SEIAA, Maharashtra, dated 15/05/2014 for TBA of 25,769.49 sq.m and didn't obtained amended CTE from MPCB. Also, based on the aforesaid layout & building sanctioned plan vide no. CC/2963/13, dated 09/12/2013 the PP has obtained total three building sanctioned plans vide even no. CC/0723/14, dated 10/06/2014; no. CC/0786/14, dated 16/06/2014 and no. CC/3353/14, dated 05/01/2014 respectively.
 - a. Based on the aforesaid layout & building sanctioned plan vide no. CC/2963/13, dated 09/12/2013 granted by PMC; the PP has obtained plinth check certificates vide even no. PCC/1067/13, dated 27/12/2013 for Wing/villa-8,9,12,14; PCC/1068/13, dated 27/12/2013 for Wing/villa-3,4; PCC/1185/13, dated 24/01/2014 for Wing/villa-1,2,5; PCC/0041/14, dated 05/04/2014 for Tower 1(part) and PCC/1379/13, dated 06/03/2014 for Wing/villa-35,36 respectively. The aforesaid plinth check certificates were obtained prior to the grant of amended EC from SEIAA, Maharashtra, dated 15/05/2014 and amended CTE from MPCB.
 - iv. It is observed that based on the fourth layout & building sanctioned plan vide no. CC/3379/15, dated 31/12/2015 the PP has obtained amended of 2nd EC from

SEIAA, Maharashtra, dated 02/02/2017 for TBA of 54,605.43 sq.m. Also, based on the aforesaid layout sanctioned plan vide no. CC/3379/15, dated 31/12/2015 the PP has obtained total five building sanctioned plans vide even no. CC/4449/15, dated 31/03/2016, CC/1966/16, dated 05/10/2016; no. CC/1967/16, dated 05/10/2016; CC/2978/16, dated 23/12/2016 and no. CC/1196/17, dated 28/07/2017 respectively.

- a. Based on the aforesaid building sanctioned plan vide no. CC/4449/15, dated 31/03/2016 granted by PMC; the PP has obtained plinth check certificate vide no. PCC/0916/16, dated 22/11/2016 for Tower-3 (Full) and based on the aforesaid building sanctioned plan vide no. CC/1196/17, dated 28/07/2017 granted by PMC; the PP has obtained plinth check certificate vide no. PCC/1122/16, dated 30/01/2017 for Tower-2(Full). The aforesaid plinth check certificates were obtained prior to the grant of amended of 2nd EC from SEIAA, Maharashtra, dated 02/02/2017.
- v. It is observed that most of the project is completed & handed over to individual flat owners. Also, as per the information with respect to work in progress report till 18/08/2022 provided by PMC vide dated 11/10/2022 and updated information vide letter dated 13/03/2023 that TBA of the completed project is 51,512.58 sq.m, which is within the sanctioned TBA of 54,605.43 sq.m as per EC dated 02/02/2017.

However, the aforesaid plinth check certificates obtained under the building sanctioned plans attracts prior EC requirements as per the provisions of EIA Notification, 2006 notified under the Environment (Protection) Act, 1986. PP has started construction activities i.e. by obtaining various plinth check certificates before grant of amendment of 1st EC from SEIAA, Maharashtra, dated 15/05/2014 for TBA of 25,769.49 sq.m and amended of 2nd EC from SEIAA, Maharashtra, dated 02/02/2017 for TBA of 54,605.43 sq.m and has violated provisions of the EIA Notification 2006. Hence, the joint committee opined that such cases may be dealt as per the SOP for identification and handling of violation cases under the EIA Notification, 2006 issued by MoEF&CC's OMs

dated 07/07/2021 and 28/01/2022. Accordingly, the approach methodology for such cases which started construction without taking prior EC from SEIAA, Maharashtra is outlined in the above paragraphs 4.0 of this report.

[Kindly refer s. no. iii-a & iv-a of 5.0, as above]

- vi. PP has continued construction activities without obtaining amendment in CTE from MPCB i.e. as it is evident from the various plinth check certificates obtained by the PP during 2013 & 2014, which are based on the layout & building sanctioned plan vide no. CC/2963/13, dated 09/12/2013 for TBA of 25,769.49 as per amended EC vide dated 15/05/2014 till date of obtaining amendment in CTE (based on EC dated 28/06/2016 for TBA of 51,292.63 sq.m) from MPCB i.e. till 24/04/2017. Hence, the PP has contravened the provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 without obtaining amendment in CTE from MPCB.

- vii. 02 no. of bore wells were observed in the project site. As informed, the PP has used tanker water supply during construction activities and supplemented the copies of water procurement challans mentioning the date, invoice no. & payment details (cheque no.) made against such invoices during joint committee visit. It is observed that the said water procurement challans are w.e.f. January, 2017 whereas the construction activities are initiated w.e.f. January, 2013 (as it is evident from date of plinth check certificate i.e. 07/01/2013). Hence, the joint committee opined that since the PP has failed to submit the water procurement challans during 2013 till 2017, apparently the PP might have utilized ground water from the aforesaid 02 no. of bore wells. During the operation phase, fresh water is being met through piped water supply connection provided by PMC for which the PP has obtained permission from PMC vide dated 30/09/2014 & 28/02/2020.

6.0 Recommendations

(a) For violation of EIA Notification dated 14/09/2006

In view of the aforesaid violations of:

- i. Started construction activities of the residential project named “Isle Royale” by M/s Gera Developments Pvt. Ltd., Sr. no. 24, Village: Bavdhan, Taluka: Mulshi, Dist: Pune by obtaining various plinth check certificates based on the layout & building sanctioned plan vide no. CC/2963/13, dated 09/12/2013 and based on the building sanctioned plan vide no. CC/4449/15, dated & CC/1967/16, dated 05/10/2016; prior to the grant of amendment of 1st EC from SEIAA, Maharashtra, dated 15/05/2014 for TBA of 25,769.49 sq.m and amended of 2nd EC from SEIAA, Maharashtra, dated 02/02/2017 for TBA of 54,605.43 sq.m.

[Kindly refer s. no. iii-a & iv-a of 5.0, as above]

- ii. Action may be taken against the project proponent i.e. M/s Gera Developments Pvt. Ltd., by the respective State or State Pollution Control Board under section 15 read with section 19 of the Environment (Protection) Act, 1986.
- iii. Appraisal of the project under EIA Notification, 2006 as outlined under s. no. iii (as above, given at paragraph 4.0) **ALONG WITH** penalty for new project (when operations have commenced without EC) i.e. 1% of the total project cost incurred up to the date of filing application along with EIA/EMP report **PLUS** 0.25% of the total turnover during period of violation, involved during the period of violation may be levied and be deposited by the PP with MPCB.

(b) For contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981

In view of the aforesaid violations of:

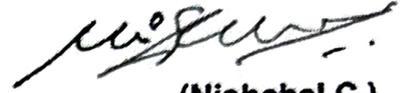
- i. Continued construction activities without obtaining amendment in CTE from MPCB for TBA of 25,769.49 as per amended EC vide dated 15/05/2014 as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981; MPCB may take necessary action against the PP under the provisions of Water (Prevention and Control of

Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 along with penalty amount as damages for contravening provisions of the aforesaid Acts.

[Kindly refer s. no. vi of 5.0, as above]



(Pankaj Joshi)
Member, SEIAA



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



(Pratap Jagtap)
Sub Regional Officer,
MPCB, Pune-I

Item No. 04

(Pune Bench)

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

(By Video Conferencing)

Original Application No. 29/2022(WZ)

Shashikant Vittal Kamble

Applicant(s)

Versus

MoEF & CC & Ors.

Respondent(s)

Date of hearing: 05.04.2022.

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

Applicant(s): Ms. Ranu Purohit, Advocate

ORDER

1. The issue raised in this Application is construction of residential and commercial building named "Isle Royle" situated at Survey No.24 (P), Village Bavdhan, Taluka-Mulshi, Pune, Maharashtra beyond 20000 sq. mtrs. without any environmental clearances and in violation of environmental norms and rules.
2. A substantial question of environment has been raised.
3. Issue notice to the Respondents. Returnable within four weeks.
4. Applicant is directed to provide copy of the application and relevant documents to the Respondents within a week.
5. Respondents are directed to submit their reply affidavit within six weeks.
6. Applicant is also directed to take necessary steps for service to the respondents by both ways and also on available email.
7. We deem it just and proper to call a report on the matter in issue in present application, from a Joint Committee consisting of:-

- (i) The State Environment Impact Assessment Authority (SEIAA), Maharashtra;
- (ii) Representative of the Central Pollution Control Board (CPCB);
- (ii) Representative of the Maharashtra State Pollution Control Board (MSPCB).

8. The Committee is directed to visit the place and submit a factual and action taken report within six weeks. The Maharashtra State Pollution Control Board (MSPCB) will be the nodal agency for coordination and logistic support.

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

10. Applicant is directed to supply the required documents and copy of the application to the members of the Committee within a week.

Put up with the report on 05.07.2022.

Sheo Kumar Singh, JM

Dr. Vijay Kulkarni, EM

April, 05, 2022
Original Application No. 29/2022(WZ)
JG



Executive Engineer Office
Building Development Dept,
Zone-3,
Sawarkar Bhavan
Pune Municipal Corporation
Outward no.:- BP3/4420
Date:- 11/10/2022

To,
SRO MPCB,
Pune-1

Subject:- Regarding NGT Court Case-OA No.29/2022
(Isle Royale, S,no.24/1(Part)/24/2 To 24/8, Bavdhan Pune)

Reference:- 1) Joint committee visit dated 19/08/2022

2) Your Email dated 24/8/2022

3) License Architect letter inward no.4759 dated 07/10/2022

Pune Municipal Corporation doesn't monitor day to day progress of Project. Pune Municipal Corporation visits projects at the time of sanctioning project, plinth checking & completion. With reference to details given by the license Architect, Mr. Rahul Malwadkar, we are submitting herewith the details of the project Sanction, PCC & Occupancy certificate & Construction status as on date in annexures enclosed.

Deputy Engineer
Building Development Dept. Zone 3
Pune Municipal Corporation

Enclosed:- Annexures 1,2,3,4

ANNEXURE - 1

Project	Isle Royale, Bavdhan													
Task:-	Sanction data													
Sr. No	Layout Sanctioned and Date	Gross Plot Area	Deduction of FSI	Net Plot Area	Name of Building	No. of Floors	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSI	Total Built Up area	Remarks
1	Sanction : CC:1352 Date: 12.07.2011	46479.34	Open space- 4688.29 Amenity space-2493.15 12m&9M internal road-3559.91 MSEB area-176.12 Total- 10917.47	35561.87	Type Ax29units	UG+LG+1+2		9050.32	11686.47		1825.6	628.94	12315.41	Tenaments: 49
					TypeA Row Housex10	G+1	1561.5							
					TypeB Row Housex3	G+1	468.45							
					Type C Row Vastix7	G+1	606.2							
2	CC-3473-11 dated 30.12.2011	4110.49		4110.49	Club house	G+1		215.58	215.58			0	215.58	Tenements: 1
3	CC/2937/12- 31/12/2012	46479.34	Open space- 4688.29 Amenity space-2493.15 12m&9M internal road-3559.91 MSEB area-176.12 Total- 10687.49	35791.77	Type A Semi Detachedx29	UG+LG+1+2		7108.48	9397.29		1825.6	2918.13	12315.42	Tenaments: 49
					TypeA Row Housex10	G+1	1389.3							
					TypeB Row Housex3	G+1	416.79							
					TypeC VT Vastix7	G+1	482.72							
4	CC/0260/13- 26/4/2013	46479.26	Open space- 4648.07 Amenity space-2493.22 12m&9M internal road-3370.08 MSEB area-176.12 Total- 10687.49	35791.77	Wing- 5,6,7,8,9,10,11,12,14,15,16,17, 18,19,20,21,22,23,24,25,26,27 ,28,35,36	LG+G+1+2	13.05	6128	10504.02		2222.8	3826.16	14330.18	Tenements: 51
					Wing- 1,2,3,4,29,30,31,32,33,34	LG+G+1	7.39	1389.3						
					Tower1 & 2	st, 2nd, 3rd, 4th floor	14.85	2986.72						
5	CC/2963/13- 09.12.2013	46479.26	Open space- 4648.07 Amenity space-2493.22 12m&9M internal road-3370.08 MSEB area-176.12	35791.77	Wing- 1,2,3,4	LG+G+1	9.24	486.52	11807.92		2440.2	19578.64	31386.56	Tenements:-63
					Wing- 29,30,31,32,33,34	LG+G+1	9.24	741						
					Wing 5,6,7,8,9,10,11, 23,24,27,28	LG+G+1+2	13.05	2298.56						
					Wing- 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 35, 36	LG+G+1+2	13.05	2507.52						
					Wing 25,26	LG+G+1+2	13.05	418.82						
					Tower1	3B+12 floors	40.4	4163.4						
					Tower2	1B+4 floors	13.6	1192.1						

ANNEXURE - 1

Project	Isle Royale, Bavdhan													
Task:-	Sanction data													
Sr. No	Layout Sanctioned and Date	Gross Plot Area	Deduction of FSI	Net Plot Area	Name of Building	No. of Floors	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSI	Total Built Up area	Remarks
6	CC/0723/14-10/6/2014	3689.00		3689.00	Clubhouse	G+1		273.86	273.86			0	273.86	Tenements: 1
7	Sanction: CC 0786/14 Date : 16.06.2014	46479.26	Open space- 4648.07 Amenity space-2493.22 12m&9M internal road-3370.08 MSEB area-176.12 Total- 10687.49	35791.77	Wing 1,2,3,4	LG+G+1	9.24	486.52	12132.76		2440.2	19449.76	31582.52	Tenements:-63
					Wing 29,30,31,32,33,34	LG+G+1	9.24	741						
					Wing, 5,6,7,8,9,10,11,23,24,27	LG+G+1+2	13.05	2298.56						
					Wing, 12,14,15,16,17,18,19,20	LG+G+1+2	13.05	2832.36						
					Wing 25,26	LG+G+1+2	13.05	418.82						
					Tower1	3B+12 floors	40.4	4163.4						
					Tower2	1B+4 floors	13.6	1192.1						
8	CC-3353/14-05/01/2015	46160.79	Open space- 4648.07 Amenity space-2493.22 12m&9M internal road-3370.08 MSEB area-176.12 Total- 10687.49	35473.3	Wing 1,2,3,4	LG+G+1	9.05	617.08	25261.29		9363	23392.58	48653.87	Tenements:-117
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62						
					Wing, 5,6,7,8,9,10,11,23,24,27	LG+G+1+2	13.5	2452.23						
					Wing, 12,14,15,16,17,18,19,20	LG+G+1+2	13.5	2360.3						
					Wing, 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower1	3B+15 floors	48.7	5784.3						
					Tower2	1B+14 floors	45.8	4966.5						
					Tower3	3B+15 floors	48.7	6399.3						
					Block A	1B+15+2 floors	10.95	837.14						
9	Revised CC/2717/15 Date:24/11/2015 (layout sanction)	46160.79	Open space- 4648.07 Amenity space-2493.22 12m&9M internal road-3370.08 MSEB area-176.12 Total- 10687.49	35473.3	Wing 1,2,3,4	LG+G+1	9.05	617.08	28500.56		6950.5	23597.97	52098.53	Tenaments: 174
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62						
					Wing, 5,6,7,8,9,10,11,23,24,27	LG+G+1+2	13.5	2452.23						
					Wing, 12,14,15,16,17,18,19,20	LG+G+1+2	13.5	2360.3						
					Wing, 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						

ANNEXURE-1

Project	Isle Royale, Bavdhan														
Task:-	Sanction data														
Sr. No	Layout Sanctioned and Date	Gross Plot Area	Deduction of FSI	Net Plot Area	Name of Building	No. of Floors	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSI	Total Built Up area	Remarks	
					Tower1	3B+15 floors	48.7	5842.74							
					Tower2	15 floors	48	7558.17							
					Tower3	3B+15 floors	48.7	6441.96							
					Block A	1B+1S+2 floors	10.95	837.14							
					Block B	G+3 floors	11.4	212.34							
					Block C	G+4 floors	14.25	334.16							
10	Layout Sanction- CC-3379-15 Date:31/12/2015	46660.79	Open space- 4666.07 Amenity space-2520.31 12m&9M internal road-3370.08 MSEB area-176.12 Total- 10732.58	31474.31	Wing 1,2,3,4	LG+G+1	9.05	617.08							
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62							
					Wing, 5,6,7,8,9,10,11,23,24,27	LG+G+1+2	13.5	2452.23							
					Wing, 12,14,15,16,17,18,19,20	LG+G+1+2	13.5	2360.3							
					Wing, 35,36	LG+G+1+2	13.5	472.06							
					Wing 25,26	LG+G+1+2	13.5	446.76							
					Tower1	3B+15 floors	48.7	5842.74	40332.21		9597.5	30587.64	70919.85	Tenements: 241	
					Tower2	15 floors	48	7558.17							
					Tower3	3B+15 floors	48.7	6441.96							
					Block A	2B+1S+15 floors	49.45	5554.35							
					Block B	2B+1S+15 floors	49.45	5554.35							
					Plot B										
					Bldg.1	1B+1S+2Floor	10.95	837.14							
					Plot C										
					Bldg.1	G+3Floor	11.4	208.41							
					Plot D										
					Bldg.1	G+4Floors	14.25	334.16							
					Plot E										
					Bldg.1	G+4Floors	14.25	412.84							
					Plot F										
					Bldg.1	G+3Floor	11.4	314.04							
11	CC-4449/15- 31/03/2016	42206.89	Open space- 4666.07 Amenity space-2520.31 12m&9M internal road 3370.08 MSEB area-176.12 Total- 10732.58	31474.31	Wing 1,2,3,4	LG+G+1	9.05	617.08							
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62	27099.11		5985.5	24162.5	51261.61	Tenements: 155	
					Wing, 5,6,7,8,9,10,11,23,24,27	LG+G+1+2	13.5	2452.23							
					Wing, 12,14,15,16,17,18,19,20	LG+G+1+2	13.5	2360.3							
					Wing, 35,36	LG+G+1+2	13.5	472.06							

ANNEXURE-1

Project	Isle Royale, Bavdhan													
Task:-	Sanction data													
Sr. No	Layout Sanctioned and Date	Gross Plot Area	Deduction of FSI	Net Plot Area	Name of Building	No. of Floors	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSI	Total Built Up area	Remarks
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower1	3B+15 floors	48.7	5824.93						
					Tower2	15 floors	48	7558.17						
					Tower3	3B+15 floors	48.7	6441.96						
12	CC/1966/16, dated 05/10/2016.	3689.00		3689.00	Clubhouse	G+1		273.86	273.86			0	273.86	Tenements: 1
13	CC/1967/16, dated 05/10/2016.	42206.89	Open space- 4666.07 Amenity space-2520.31 12m&9M internal road-3370.08 MSEB area-176.12 Total- 10732.58	31474.31	Wing 1,2,3,4 (Wing 29,30,31,32,33,34- this is typo error)	LG+G+1	9.05	617.08						
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62	27099.11		9597.5	24162.5	51261.61	Tenaments:155
					Wing, 5,6,7,8,9,10,11,23,24,27	LG+G+1+2	13.5	2452.23						
					Wing, 12,14,15,16,17,18,19,20	LG+G+1+2	13.5	2360.3						
					Wing, 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower1	3B+15 floors	48.7	5824.93						
					Tower2	15 floors	48	7558.17						
					Tower3	3B+15 floors	48.7	6441.96						
14	CC-2978/16-23/12/2016	42206.89	Open space- 4666.07 Amenity space-2520.31 12m&9M internal road-3370.08 MSEB area-176.12 Total- 10732.58	31474.31	Wing 1,2,3,4	LG+G+1	9.05	617.08						
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62	26704.8		5985.5	25097.83	51802.63	Tenaments:155
					Wing, 5,6,7,8,9,10,11,23,24,27	LG+G+1+2	13.5	2452.23						
					Wing, 12,14,15,16,17,18,19,20	LG+G+1+2	13.5	2360.3						
					Wing, 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower1	3B+15 floors	48.7	5840.68						
					Tower2	15 floors	48.7	7865.37						
					Tower3	3B+15 floors	48.7	5724.7						

ANNEXURE -1

Project	Isle Royale, Bavdhan													
Task:-	Sanction data													
Sr. No	Layout Sanctioned and Date	Gross Plot Area	Deduction of FSI	Net Plot Area	Name of Building	No. of Floors	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSI	Total Built Up area	Remarks
15	CC -1196-17 Date : 28.07.2017	422006.89	Open space area =4666.07 Amenity Space=2520.31 Internal Road=3370.08 MSEBarea=176.12 Total=10732.58	31474.31	Wing 1,2,3,4	LG+G+1	9.05	617.08	35019.14		7965	28262.75	63281.89	Tenaments: 197
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62						
					Wing 5,6,7,8,9,10,11	LG+G+1+2	13.5	1560.51						
					Wing 23,24,27,28	LG+G+1+2	13.5	891.72						
					Wing 12,14	LG+G+1+2	13.5	472.06						
					Wing 19,20,17,18,21,22,15,16	LG+G+1+2	13.5	1888.24						
					Wing 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower 1 -	3 Basement +15	48.7	5840.68						
					Tower 2	15 Floors	48.7	7865.37						
					Tower 3	Basements+15 Floor	48.7	5724.7						
					Block A	1 S+2B+11Floors	35.45	4157.17						
					Block B	1 S+2B+11Floors	35.45	4157.17						



Junior Engineer
Building Permission Deptmt Zone-3
Pune Municipal Corporation



Deputy Engineer
Building Permission Deptmt Zone-3
Pune Municipal Corporation

ANNEXURE 2

PLINTH CHECKING DATE FOR

Building	Plinth Checking	Date	As per Sanctioned Plan
TYPE A - SD22, 23, 24, 25	PCC/1250/12	7.1.2013	CC/1352/11, dated 12/07/2011
TYPE A - RH1, 2			
(WING - 19, 20, 21, 22, 33, 34)			
TYPE A - RH3, 4	PCC/1261/12	9.1.2013	CC/2937/12, dated 31/12/2012
(WING - 31, 32)			
A - RH - 5, 6	PCC/1449/12	22.2.2013	CC/2937/12, dated 31/12/2012
(WING - 29, 30)			
BUILDING TYPE A	PCC/1448/12	22.2.2013	CC/2937/12, dated 31/12/2012
SD - 29, 30			
(WING - 27, 28)			
A - TYPE - SD - 18, 19	PCC/1569/12	18.3.2013	CC/1352/11, dated 12/7/2011
(WING - 17, 18)			
SD - 27, 28	PCC/1601/12	26.3.2013	CC/2937/12, dated 31/12/2012
(WING - 23, 24)			
WING - 25, 26	PCC/0173/13	20.5.2013	CC/0260/13, dated 26/4/2013
WING - 15, 16	PCC/0845/13	29.10.2013	CC/0260/13, dated 26/4/2013
WING - 6, 7, 10, 11	PCC/0846/13	29.10.13	CC/0260/13, dated 26/4/2013
WING - 8, 9, 12, 14	PCC/1067/13	27.12.13	CC/2963/13, dated 09/12/2013
WING - 3, 4	PCC/1068/13	27.12.2013	CC/2963/13, dated 09/12/2013
WING - 1, 2, 5	PCC/1185/13	24.1.2014	CC/2963/13, dated 09/12/2013
TOWER - 1 (PART)	PCC/0041/14	5.4.2014	CC/2963/13, dated 09/12/2013
WING - 35, 36	PCC/1379/13	6.3.2014	CC/2963/13, dated 9/12/2013
CLUB HOUSE	PCC/1379/13	6.3.2014	CC/3473/11, dated 30/12/2011
TOWER - 3 (FULL)	PCC/0916/16	22.11.2016	CC/4449/15, dated 31/03/2016
TOWER - 2 (FULL)	PCC/1122/16	30.1.2017	CC/1967/16, dated 05/10/2016

430



Junior Engineer

Building Permission Department Zone-3
Pune Municipal Corporation



Deputy Engineer

Building Permission Department Zone-3
Pune Municipal Corporation

ANNEXURE - 3

COMPLETION TILL DATE FOR

Building	Completion Certificate	Date	As per sanctioned plan	Building details
Villas	OCC/0593/14	01.08.2014	CC/0786/14	Villa no- 19 and 20
Villas	OCC/0766/15	16.09.2015	CC/3353/14	Villa no- 29,30,31,34 only
Villas	OCC/1458/15	29.01.2016	CC/3353/14	Villa No- 17,18,21,22,23,24,25,26,27,28,32,33
Villas	OCC/1711/16	19.03.2016	CC/3379/15	Villa No- 1,2,3,4,15,16,35,36
Tower 1	OCC/1057/16	06.10.2016	CC/4449/15	For 3 basements and 28 flats only
Club House	OCC/1058/16	06.10.2016	CC/0723/14	Club House
Tower 1	OCC/1713/16	30.12.2016	CC-4449/15	For flat no 101 and 102 only
Villas	OCC/0239/17	29.04.2017	CC-4449/15	Villa No- 5,6,7,8,9,10,11,12,14
Towe 2 and Tower 3	OCC/0925/18	16.10.2018	CC/1552/11	For Tower 2- 4 Flats only and Tower 3 - 5 Flats only
Towe 2 and Tower 3	OCC/1356/18	24.01.2019	CC/1552/11	For Tower 2- 44 Flats only and Tower 3- 3 Basement and 17 Flats only
Towe 2 and Tower 3	OCC/0135/21	28.05.2021		For Tower 2 - 12 Flats and Tower 3- 8 Flats only



Junior Engineer
Building Permission Deptment Zone-3
Pune Municipal Corporation



Deputy Engineer
Building Permission Deptment Zone-3
Pune Municipal Corporation

ANNEXURE - 4

WORK IN PROGRESS REPORT TILL DATE- 18.08.2022 AS PER SANCTION PLAN CC -1196-17 DATED : 28.07.2017			
Building	Floors	Total Built up Area	Preset Status
Tower 1	3 Basements+ 16 Floors	8483.43	Completed
Tower 2	16 Floors	10946.56	Completed
Tower 3	3 Basements + 16 Floors	8515.56	Completed
Villas	35 Villas	10561.79	Completed
Basements		11889.66	Completed
Clubhouse		215.58	Completed
Services		900	Completed
Total		51512.58	



Junior Engineer
Building Permission Deptmt Zone-3
Pune Municipal Corporation



Deputy Engineer
Building Permission Deptmt Zone-3
Pune Municipal Corporation

72303/6/F/S-0007

~~Copy~~
~~Sheet-1~~
~~Letter Return~~
~~from~~
~~are~~
~~13/3/2023~~

Executive Engineer Office
 Building Development Dept,
 Zone-3,
 Sawarkar Bhavan
 Pune Municipal Corporation
 Outward no.:- ZONE3/7322
 Date:- 13/3/2023

Annexure-2 A

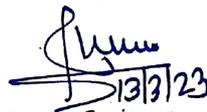
To,
 SRO MPCB,
 Pune-1

Subject:- Regarding NGT Court Case-OA No.29/2022
 (Isle Royale, S,no.24/1(Part)/24/2 To 24/8, Bavdhan Pune)

Reference:- 1) Joint committee visit dated 19/08/2022
 2) Licence Architect letter inward no.4759, dated 07/10/2022
 3) Your Email dated 02/03/2023

Pune Municipal Corporation doesn't monitor day to day progress of Project. Pune Municipal Corporation visits projects at the time of sanctioning project, plinth checking & completion.

With reference to the discussion during meeting at CPCB office, Baner, on 02/03/2023 & details given by the license Architect, Mr. Rahul Malwadkar, we are submitting herewith the details of the project Sanctions in annexure enclosed.


 13/3/23
 Deputy Engineer
 Building Development Dept. Zone 3
 Pune Municipal Corporation

Enclosed:- Annexure 1

→ 12/3/23
 Line with the
 Comm to CPCB
 13/3

Project-Isle Royale, Bavdhan
Task-Sanction data

Sr. No	Type of Sanction	Details	Gross Plot Area	Deduction of FSI	Net Plot Area	Name of Building	No. of floors	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSI	Total Built Up area	Remark
1	1st Layout & Building Sanction no.1	Sanction : CC:1352 Date: 12.07.2011	46479.34	Open space- 4688.29 Amenity space-2493.15 12m&9M Internal road-3559.91 MSEB area-176.12 Total- 10917.47	35561.87	Type Ax29Units	UG+LG+1+2		9050.32	11686.47		1825.6	628.94	12315.41	Tenements: 49
									1561.5						
							TypeA Row Housex10	G+1	468.45						
							TypeB Row Housex3	G+1	606.2						
						Type C Row Vastix7	G+1								
2	Building Sanction no.2	CC-3473-11 dated 30.12.2011	4110.49		4110.49	Club house	G+1		215.58	215.58			0	215.58	Tenements: 1
3	Building Sanction no.3	CC/2937/12-31/12/2012	46479.34	Open space- 4688.29 Amenity space-2493.15 12m&9M Internal road-3559.91 MSEB area-176.12 Total- 10917.47	35791.77	Type A Semi Detachedx29	UG+LG+1+2		7108.48	9397.29		1825.6	2918.13	12315.42	Tenements: 49
									1389.3						
							TypeA Row Housex10	G+1	416.79						
							TypeB Row Housex3	G+1	482.72						
						TypeC VT Vastix7	G+1								
4	Building Sanction no.4	CC/0260/13-26/4/2013	46479.26	Open space- 4648.07 Amenity space-2493.22 12m&9M Internal road-3370.08 MSEB area-176.12 Total- 10687.49	35791.77	Wing- 5,6,7,8,9,10,11,12,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,35,36	LG+G+1+2	13.05	6128	10504.02		2222.8	3826.16	14330.18	Tenements: 51
									1389.3						
							Wing- 1,2,3,4,29,30,31,32,33,34	LG+G+1	7.39						
						Tower1 & 2	1st, 2nd, 3rd, 4th floor	14.85	2986.72						
5	2nd Layout Sanction	CC/2963/13- 09.12.2013	46479.26	Open space- 4648.07 Amenity space-2493.22 12m&9M Internal road-3370.08 MSEB area-176.12 Total- 10687.49	35791.77	Wing- 1,2,3,4	LG+G+1	9.24	486.52	11807.92		2440.2	19578.64	31386.56	Tenements: 63
									741						
							Wing- 29,30,31,32,33,34	LG+G+1	9.24						
							Wing- 5,6,7,8,9,10,11, 23,24,27,28	LG+G+1+2	13.05						
							Wing- 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 35, 36	LG+G+1+2	13.05						
							Wing 25,26	LG+G+1+2	13.05						
						Tower1	3B+12 floors	40.4	4163.4						
						Tower2	1B+4 floors	13.6	1192.1						
6	Building Sanction no.1	CC/0723/14- 10/6/2014	3689.00		3689.00	Clubhouse	G+1		273.86	273.86			0		Tenements: 1
7	Building Sanction no.2	Sanction: CC 0786/14 Date : 16.06.2014	46479.26	Open space- 4648.07 Amenity space-2493.22 12m&9M Internal road-3370.08 MSEB area-176.12 Total- 10687.49	35791.77	Wing 1,2,3,4	LG+G+1	9.24	486.52	12132.76		2440.2	19449.76	31582.52	Tenements: 63
									741						
							Wing 29,30,31,32,33,34	LG+G+1	9.24						
							Wing, 5,6,7,8,9,10,11,23,24,27,28	LG+G+1+2	13.05						
							Wing, 12,14,15,16,17,18,19,20,21,22	LG+G+1+2	13.05						
							Wing 25,26	LG+G+1+2	13.05						
						Tower2	1B+4 floors	13.6	1192.1						

Project-Isle Royale, Bavdhan
Task: Sanction data

Sr. No	Type of Sanction	Details	Gross Plot Area	Deduction of FSI	Net Plot Area	Name of Building	No. of Floors	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSI	Total Built Up area	Remark
8	Building Sanction no.3	CC-3353/14-05/01/2015	46160.79	Open space- 4648.07 Amenity space-2493.22 12m&9M Internal road-3370.08 MSEB area-176.12 Total- 10687.49	35473.3	Wing 1,2,3,4	LG+G+1	9.05	617.08	25261.29	9363	23392.58	48653.87	Tenements:-117	
							Wing 29,30,31,32,33,34	LG+G+1	9.05						925.62
							Wing, 5,6,7,8,9,10,11,23,24,27,28	LG+G+1+2	13.5						2452.23
							Wing, 12,14,15,16,17,18,19,20,21,22	LG+G+1+2	13.5						2360.3
							Wing, 35,36	LG+G+1+2	13.5						472.06
							Wing 25,26	LG+G+1+2	13.5						446.76
							Tower1	LG+G+1+2	48.7						5784.3
							Tower2	3B+15 floors	45.8						4966.5
							Tower3	1B+14 floors	48.7						6399.3
							Block A	3B+15 floors	10.95						837.14
9	3rd Layout Sanction	Revised CC/2717/15 Date:24/11/2015 (layout sanction)	46160.79	Open space- 4648.07 Amenity space-2493.22 12m&9M Internal road-3370.08 MSEB area-176.12 Total- 10687.49	35473.3	Wing 1,2,3,4	LG+G+1	9.05	617.08	28500.56	6950.5	23597.97	52098.53	Tenements: 174	
							Wing 29,30,31,32,33,34	LG+G+1	9.05						925.62
							Wing, 5,6,7,8,9,10,11,23,24,27,28	LG+G+1+2	13.5						2452.23
							Wing, 12,14,15,16,17,18,19,20,21,22	LG+G+1+2	13.5						2360.3
							Wing, 35,36	LG+G+1+2	13.5						472.06
							Wing 25,26	LG+G+1+2	13.5						446.76
							Tower1	LG+G+1+2	48.7						5842.74
							Tower2	3B+15 floors	48						7558.17
							Tower3	15 floors	48.7						6441.96
							Block A	3B+15 floors	10.95						837.14
Block B	3B+15+2 floors	11.4	212.34												
Block C	G+3 floors	14.25	334.16												
Block C	G+4 floors														
10	4th Layout Sanction	Layout Sanction- CC-3379-15 Date:31/12/2015	46660.79	Open space- 4666.07 Amenity space-2520.31 12m&9M Internal road-3370.08 MSEB area-176.12 Total- 10732.58	31474.31	Wing 1,2,3,4	LG+G+1	9.05	617.08	40332.21	9597.5	30587.64	70919.85	Tenements: 241	
							Wing 29,30,31,32,33,34	LG+G+1	9.05						925.62
							Wing, 5,6,7,8,9,10,11,23,24,27,28	LG+G+1+2	13.5						2452.23
							Wing, 12,14,15,16,17,18,19,20,21,22	LG+G+1+2	13.5						2360.3
							Wing, 35,36	LG+G+1+2	13.5						472.06
							Wing 25,26	LG+G+1+2	13.5						446.76
							Tower1	3B+15 floors	48.7						5842.74
							Tower2	15 floors	48						7558.17
							Tower3	3B+15 floors	48.7						6441.96
							Block A	2B+15+15 floors	49.45						5554.35
Block B	2B+15+15 floors	49.45	5554.35												
Plot B															
Bldg.1	1B+15+2Floor	10.95	837.14												
Plot C															
Bldg.1	G+3Floor	11.4	208.41												
Plot D															
Bldg.1	G+4Floors	14.25	334.16												
Plot E															
Bldg.1	G+4Floors	14.25	412.84												
Plot F															
Bldg.1	G+3Floor	11.4	314.04												
11	Building Sanction no.1	CC-4449/15-31/03/2016	42206.89	Open space- 4666.07 Amenity space-2520.31 12m&9M Internal road-3370.08 MSEB area-176.12 Total- 10732.58	31474.31	Wing 1,2,3,4	LG+G+1	9.05	617.08	27099.11	5985.5	24162.5	51261.61	Tenements: 155	
							Wing 29,30,31,32,33,34	LG+G+1	9.05						925.62
							Wing, 5,6,7,8,9,10,11,23,24,27,28	LG+G+1+2	13.5						2452.23
						Wing, 12,14,15,16,17,18,19,20,21,22	LG+G+1+2	13.5	2360.3						

Shri. Royle, Bawdhan
Sanction data

Type of Sanction	Details	Gross Plot Area	Deduction of FSI	Net Plot Area	Name of Building	No. of Floors	Height of building	FSI	Total FSI	Non FSI	Parking	Total Non FSI	Total Built Up area	Remark
					Wing, 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower1	3B+15 floors	48.7	5824.93						
					Tower2	15 floors	48	7558.17						
					Tower3	3B+15 floors	48.7	6441.96						
Revalidation of Club house Building	CC/1966/16, dated 05/10/2016.	3689.00		3689.00										
Revalidation of Building sanction	CC/1967/16, dated 05/10/2016.	42206.89	Open space- 4666.07 Amenity space-2520.31 12m&9M internal road-3370.08 MSEB area-176.12 Total-10732.58	31474.31	Wing 1,2,3,4 (Wing 29,30,31,32,33,34- this is typo error)	LG+G+1	9.05	617.08						
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62	27099.11		9597.5	24162.5	51261.61	Tenaments:155
					Wing, 5,6,7,8,9,10,11,23,24,27,28	LG+G+1+2	13.5	2452.23						
					Wing, 12,14,15,16,17,18,19,20,21,22	LG+G+1+2	13.5	2360.3						
					Wing, 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower1	3B+15 floors	48.7	5824.93						
					Tower2	15 floors	48	7558.17						
					Tower3	3B+15 floors	48.7	6441.96						
14 Building Sanction no.2	CC-2978/16-23/12/2016	42206.89	Open space- 4666.07 Amenity space-2520.31 12m&9M internal road-3370.08 MSEB area-176.12 Total-10732.58	31474.31	Wing 1,2,3,4	LG+G+1	9.05	617.08						
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62	26704.8		5985.5	25097.83	51802.63	Tenaments:155
					Wing, 5,6,7,8,9,10,11,23,24,27,28	LG+G+1+2	13.5	2452.23						
					Wing, 12,14,15,16,17,18,19,20,21,22	LG+G+1+2	13.5	2360.3						
					Wing, 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower1	3B+15 floors	48.7	5840.68						
					Tower2	15 floors	48.7	7865.37						
					Tower3	3B+15 floors	48.7	5724.7						
15 Building Sanction no.3	CC-1196-17 Date : 28.07.2017	422006.89	Open space area =4666.07 Amenity Space=2520.31 Internal Road=3370.08 MSEB area=176.12 Total=10732.58	31474.31	Wing 1,2,3,4	LG+G+1	9.05	617.08						
					Wing 29,30,31,32,33,34	LG+G+1	9.05	925.62	35019.14		7965	28262.75	63281.89	Tenaments: 197
					Wing 5,6,7,8,9,10,11	LG+G+1+2	13.5	1560.51						
					Wing 23,24,27,28	LG+G+1+2	13.5	891.72						
					Wing 12,14	LG+G+1+2	13.5	472.06						
					Wing 19,20,17,18,21,22,15,16	LG+G+1+2	13.5	1888.24						
					Wing 35,36	LG+G+1+2	13.5	472.06						
					Wing 25,26	LG+G+1+2	13.5	446.76						
					Tower 1 -	3 Basements+15 Floors	48.7	5840.68						
					Tower 2	15 Floors	48.7	7865.37						
					Tower 3	3 Basements+15 Floors	48.7	5724.7						
					Block A	15+2B+11Floors	35.45	4157.17						
					Block B	15+2B+11Floors	35.45	4157.17						


Junior engineer
Building Permission Department
Zone No. 3
Pune Municipal Corporation


Deputy Engineer
Building Permission Department
Zone No. 3
Pune Municipal Corporation

Government of Maharashtra

File No.: SEAC- 2010/CR.809/TC.3
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 21st October, 2011

To,
 M/s. Gera Development Pvt. Ltd.
 200, Gera Plaza, Boat Club Road, Pune - 411 001
 Telephone No. : 020 - 2612 5580/81
 Email: info@gera.in

Subject: - Residential project "Isle Royal" at Bavdhan, Taluka Munshi, District Pune by M/s Gera Development Pvt. Ltd. - Environmental clearance regarding.

Sir,

This has reference to your communication dated 27th October, 2010 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006. by the State Level Expert Appraisal Committee, Maharashtra in its 42nd meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 39th Meeting held on 14th/15th September, 2011.

2. It is noted that the proposal is for grant of Environmental Clearance for Residential project "Isle Royal" at Bavdhan, Taluka Munshi, District Pune by M/s Gera Development Pvt. Ltd. SEAC considered the project under screening category 8 (a) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

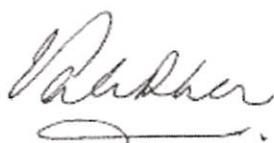
Name of the Project	: "Isle Royale" Residential project		
Project Proponent	: M/s Gera Development Pvt. Ltd.		
Location of the project	: S. No. 24, Bavdhan, Tal. Mulshi, Dist. Pune, State- Maharashtra.		
Type of Project	: Construction Project		
Plot Area	: Total plot area: 54,900 sq. m. Net plot area: 46,479 sq. m.		
Proposed Total built up area	: FSI: 12,341.19 Sq.mt. Non FSI : 12767.84 Sq.mt. Total Construction Built-up Area- 25,109.03 sq.mt.		
Estimated cost of the project	: Rs. 52 Cr.		
No. of Buildings	Details	No. of Floors	No. of Tenements
	Semi D Units	Lower Ground + Ground + 2 Upper Floor + Terrace	30 Nos.
	Row House	Lower Ground + Ground + 1 floor + Terrace	18 Nos.

-1-

[Handwritten Signature]

*BB
Note*

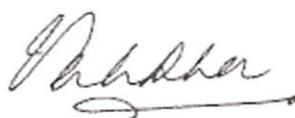
		Tower 1	Basement + Stilt + 12 Upper Floors	12 Nos.
		Other Units	Ground +1 Floor	7 Nos.
Water Requirement:		<p>Fresh Water : 65 m³/day; Source : PMC</p> <p>Recycled Water : 35 m³/day</p> <ul style="list-style-type: none"> • Flushing : 15 m³/day • Gardening : 41 m³/day • Swimming pool makeup : 14 m³/day • Fire fighting :- 05 m³/day <ul style="list-style-type: none"> • Sewage Generation: 39 m³/day • Capacity of STP: 45 m³/day (SAFF technology) • The treated sewage will be used for flushing and gardening purposes. Excess treated sewage will be drained to sewer line. 		
Rain water Harvesting:		15 Nos. of percolation pits are provided.		
Storm water drainage		<ul style="list-style-type: none"> • Natural water drainage pattern: Slightly contoured land sloping form 100.3 to 78.61 Sec. • Size of SWD : 1000 mm X 750 mm Storm water drain with the slope of 1:200 Such 01 Nos. of discharge points 		
Solid Waste Generation:		<p>Operation Phase</p> <ul style="list-style-type: none"> • Dry quantity :- 45 kg/day • Wet quantity :- 106 kg/day • STP Sludge : 6 kg/day <p>Disposal :</p> <ul style="list-style-type: none"> • Construction debris shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites. • Top soil shall be preserved and reused with in the site for landscaping. • Wet garbage will be treated in a Vermi Composting. • Dry garbage will be handed over to authorized recyclers of PMC. • Dried sludge from STP will be used as manure. • Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by MPCB. 		
Green Belt Development		Green Belt area: 10,259 sq. m. Total 581 nos. of trees will be planted.		
Energy:		<ul style="list-style-type: none"> • Power Requirement: Source of power: M.S.E.D.C.L. • Supply capacity : Connected load : 850.74 kW; Maximum demand : 425 kW • DG set: 2 nos. of DG sets of 250 kVA capacity <p>Energy Conservation:</p> <ul style="list-style-type: none"> • All Fluorescent lights (used in common areas) with Electronic ballast in place of Copper chokes & Tube - T5 type, in place of T8 type, to reduce the power consumption by 10 watts per lamp. • Capacitor Banks with heavy duty compact gas filled capacitors & auto power factor correction panels to be 		



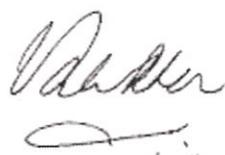
	connected with LT panels. This is to reduce the power losses caused by low power factor the average power factor to be maintained - 0.95										
	<ul style="list-style-type: none"> Solar lighting system for landscape garden areas, Street lights, Solar water heating for the kitchens 										
Traffic Management:	<table border="1"> <thead> <tr> <th>Vehicle</th> <th>Parking Nos. Provided</th> </tr> </thead> <tbody> <tr> <td>Cars</td> <td>169</td> </tr> <tr> <td>Scooters</td> <td>142</td> </tr> <tr> <td>Cycles</td> <td>184</td> </tr> <tr> <td>Total</td> <td>495</td> </tr> </tbody> </table>	Vehicle	Parking Nos. Provided	Cars	169	Scooters	142	Cycles	184	Total	495
	Vehicle	Parking Nos. Provided									
	Cars	169									
	Scooters	142									
	Cycles	184									
Total	495										
Environmental Management Plan:	Construction phase: Capital Cost: Rs. 11.3 Lakhs										
	Operation Phase :										
	<ul style="list-style-type: none"> Capital Cost: Rs. 103.23 Lakhs O & M Cost: Rs. 20.83 Lakhs 										

3. The proposal has been considered by SEIAA in its 39th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

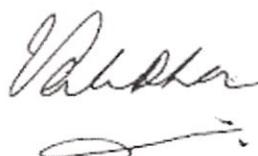
- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) 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.
- (iii) "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.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) 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.
- (vi) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.



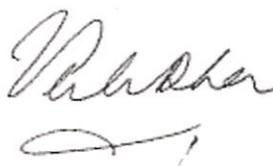
- (viii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (ix) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (xi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xv) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xvi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xvii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xviii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xxii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiii) Ready mixed concrete must be used in building construction. ???
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.



- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting 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.
- (xxxvi) 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.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

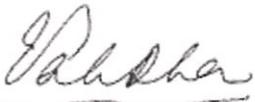


- (xlii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.
 - (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
 - (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
 - (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - (xlvii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These 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.
 - (xlviii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the 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://envis.maharashtra.gov.in>.
 - (xlix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (i) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (ii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (iii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project



proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. 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 , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli - 110 022, if preferred, within 60 days as prescribed under Section 35 of the National Green Tribunal Act, 2010.


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

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram -Ambattur Road, Chennai - 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Pune Municipal Corporation, Pune.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

Government of Maharashtra

SEAC-2010/CR.809/TC-3
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 15th May, 2014

To.
 M/s. Gera Development Pvt. Ltd.
 200, Gera Plaza, Boat Club Road,
 Pune- 411 001

Subject: - Amendment in EC received for Residential Project "Isle Royale" At survey No.24, Bavdhan, Tal. Mulshi, Dist. Pune by M/s Gera Development Pvt.Ltd

Reference- Even number environment clearance letter dated 21st October, 2011

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC in its 42nd meeting and recommended to SEIAA. SEIAA in its 39th meeting decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no SEAC-2010/CR.809/TC-3 dated 21st October, 2011. The amendment proposed in the EC letter is considered in the 69th meeting and noted that amendment is due to marginal increase in floor plate area. Considering the marginal changes and minimal impact on environment SEIAA in its 69th meeting decided to grant the amendment of EC as below-

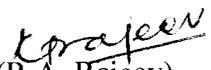
Sr.No	Details	As per EC	Revised	Remarks
1	Name of the project	Residential Project	Residential Project	No Change
2	Project Proponent	M/s. Gera Development Pvt .Ltd	M/s. Gera Development Pvt. Ltd	No change
3	Location of the project	S.No.24, Bavdhan, Tal. Mulshi, Dist. Pune State- Maharashtra	S. No. 24, Bavdhan, Tal. Mulshi, Dist Pune, State Maharashtra.	No Change
4	Type of project	Construction project	Construction project	No Change
5	Plot area (sq.mt)	54900.00	54900.00	No Change

6	Net Plot Area (sq.mt)	46479.00	46479.00	No change
7	Ground Coverage (sq.mt)	5992.56	5673.11	Initially there were 42 villas proposed including Semi D and Row Houses. Now no of villas reduced to 35
8	Permissible FSI (sq.mt)	12981.53	12981.53	No change
9	Proposed FSI (sq.mt)	12341.19	11772.9	Proposed FSI has reduced by 568.29 as the no. of Villas has reduced to 35. Also we have now planned a compact 4 BHK for Tower.
10	Non FSI(sq.mt)	12767.84	13996.59	Non FSI has increased by 1228.75 as Parking demand is increased due to big size Flats.
11	Total Construction Area (Sq.mts)	25109.03	25769.49	The total construction area has increased by 660.46 due to increase in Parking Provision Area.
12	Green belt development	Area of green belt: 10259.00 Sq.mt	Area On Ground : 10260 sq.mts Area On Podium: 1261sq.mts	There is no change in Landscape Area on Ground, Now we have added Green Area on Podium.
		No of Trees : 581 nos.	No of Trees : 581nos	No change

13	Estimated Cost of the project	Rs. 52 cr.	Rs.54 cr.	As the construction area has increased estimated cost of the project has also increased.																																												
14	No. of building	<table border="1"> <tr> <td>Details</td> <td>No. of flrs</td> <td>No. of tenements</td> <td>Details</td> <td>No of floors</td> <td>No of Tenement</td> </tr> <tr> <td>Semi D Units</td> <td>LG+G+2 flrs</td> <td>30</td> <td>Semi D Units</td> <td>LG+G+1</td> <td>10</td> </tr> <tr> <td>Row House</td> <td>LG+G+1</td> <td>18</td> <td>Twin Villas</td> <td>LG+G+2 flrs</td> <td>25</td> </tr> <tr> <td>Tower 1</td> <td>G+1 2 flr</td> <td>07</td> <td>High-rise</td> <td>B1+B2+LG F+15 floors</td> <td>30</td> </tr> </table>	Details	No. of flrs	No. of tenements	Details	No of floors	No of Tenement	Semi D Units	LG+G+2 flrs	30	Semi D Units	LG+G+1	10	Row House	LG+G+1	18	Twin Villas	LG+G+2 flrs	25	Tower 1	G+1 2 flr	07	High-rise	B1+B2+LG F+15 floors	30	<table border="1"> <tr> <td>Sr. No</td> <td>Nos</td> <td>Sr. No</td> <td>Nos</td> </tr> <tr> <td>4 W</td> <td>169</td> <td>4 W</td> <td>185</td> </tr> <tr> <td>2W</td> <td>142</td> <td>2W</td> <td>220</td> </tr> <tr> <td>Cycles</td> <td>184</td> <td>Cycles</td> <td>150</td> </tr> <tr> <td>Total</td> <td>495</td> <td>Total</td> <td>555</td> </tr> </table>	Sr. No	Nos	Sr. No	Nos	4 W	169	4 W	185	2W	142	2W	220	Cycles	184	Cycles	150	Total	495	Total	555	Nomenclature has changed. Semi D units changed to Twin Villa and Row Houses to Semi D. Also earlier Tower had duplex and now it has 2 units per floor
Details	No. of flrs	No. of tenements	Details	No of floors	No of Tenement																																											
Semi D Units	LG+G+2 flrs	30	Semi D Units	LG+G+1	10																																											
Row House	LG+G+1	18	Twin Villas	LG+G+2 flrs	25																																											
Tower 1	G+1 2 flr	07	High-rise	B1+B2+LG F+15 floors	30																																											
Sr. No	Nos	Sr. No	Nos																																													
4 W	169	4 W	185																																													
2W	142	2W	220																																													
Cycles	184	Cycles	150																																													
Total	495	Total	555																																													
15	No of Tenements	67	65	No. of tenements have reduced by 2.																																												
16	Parking	<table border="1"> <tr> <td>Sr. No</td> <td>Nos</td> </tr> <tr> <td>4 W</td> <td>169</td> </tr> <tr> <td>2W</td> <td>142</td> </tr> <tr> <td>Cycles</td> <td>184</td> </tr> <tr> <td>Total</td> <td>495</td> </tr> </table>	Sr. No	Nos	4 W	169	2W	142	Cycles	184	Total	495	<table border="1"> <tr> <td>Sr. No</td> <td>Nos</td> </tr> <tr> <td>4 W</td> <td>185</td> </tr> <tr> <td>2W</td> <td>220</td> </tr> <tr> <td>Cycles</td> <td>150</td> </tr> <tr> <td>Total</td> <td>555</td> </tr> </table>	Sr. No	Nos	4 W	185	2W	220	Cycles	150	Total	555	--.																								
Sr. No	Nos																																															
4 W	169																																															
2W	142																																															
Cycles	184																																															
Total	495																																															
Sr. No	Nos																																															
4 W	185																																															
2W	220																																															
Cycles	150																																															
Total	555																																															
17	Water requirement (KLD)	65	69	Water requirement has increased due to added Green Area on Podium.																																												
18	Sewage generation- (KLD)	39	38	Sewage generation has reduced as the no. of tenements have reduced.																																												

19	STP Capacity (KLD)	45	45	No change
20	Rain water harvesting	15 nos. of Percolation Pits Provided.	15 nos. of Percolation Pits Provided.	No change
21	Solid waste generation (in kg/day)	Biodegradable waste- 106	Biodegradable waste- 102	No. of tenements have reduced.
		Non Biodegradable waste- 45	Non Biodegradable waste- 44	
		STP sludge- 06	STP sludge- 06	
22	Energy	Power requirement: 850.74 KW D.G sets:02	Power Requirement: 1711 Kw D.G Sets: 02	Power requirement has increased due to the change in MSEDCL rules.
23 Environmental Management Plan		Construction Phase:		
		Capital cost: Rs 11.3 lacs.	Capital cost: Rs 11.3 lacs.	No change
		Operation Phase:		
		Capital Cost – Rs. 103.23 lacs.	Capital Cost – Rs. 103.23 lacs	No change
		O& M Cost- Rs. 20.83 lacs/ annually	O& M Cost- Rs. 20.83 lacs/ annually	

Terms and conditions stipulated in even number environment clearance letter dated 21st October, 2011 remains the same.


 (R.A. Rajeev)
 Principal Secretary,
 Environment department &
 MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune
8. Commissioner, Municipal Corporation Pune
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 17/5/2014)

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III-2015/CR-91/TC-III
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Date: 28th June, 2016

To,
 M/s. Gera Developers Pvt. Ltd.
 200, Gera Plaza, Boat Club Road,
 Pune- 411 001.

Annexure-5

Subject: Environment Clearance for proposed expansion project "Isle Royale" at S.No. 24, Bavdhan, Tal- Mulshi, Dist.Pune by M/s. Gera Developers Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 37th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 97th meeting.

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-

1.	Name of Project	"ISLE ROYALE" S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra
2.	Project Proponent	Ms. Sunaina Gera 020 - 26165580 200, Gera Plaza, boat club Road , Pune
3.	Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
4.	Consultant (NABET Accreditation)	NABET Certificate Number: NABET/EIA/1417/RA010
5.	Type of project: Housing project / Industrial Estate /SRA scheme / MHADA / Township or others	Residential (Expansion)
6.	Location of the project	S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra
7.	Whether in Corporation / Municipal / other area	Pune Municipal Corporation.
8.	Applicability of the DCR	PMC-DCR
9.	IOD/IOA/Concession document or any other form of document	CC - 3353-14 Dated 05.01.2015 from Building Development Department Zone no.3 PMC

	as applicable (Clarifying its conformity with local planning rules & provision)																																																					
10.	Note on the initiated work (If applicable)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011 which was further amended on 15 th May 2014.																																																				
11.	LOI / NOC from MHADA / Other approvals (If applicable)	NA																																																				
12.	Total Plot Area (sq. m.) Deductions Net Plot area	Total Plot Area: 54,900.00 m ² Deductions : 10913.96 m ² Net plot area : 43986.04 m ²																																																				
13.	Permissible FSI (including TDR etc.)	39,337.97 m ²																																																				
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI : 25124.25 m ² (Existing- 11772.90 m ² Proposed- 13351.35 m ²) Non FSI : 26168.38 m ² (Existing-13996.59 m ² Proposed- 12171.79 m ²) Total : 51292.63 m ²																																																				
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	8505.70 m ²																																																				
16.	Estimated cost of the project	INR 107 Cr																																																				
17.	No. of building & its configuration(s)	<table border="1"> <thead> <tr> <th colspan="4">1) Existing Buildings</th> </tr> <tr> <th>Building Type</th> <th>No. of Buildings</th> <th>No. of Floors</th> <th>No. of Flats</th> </tr> </thead> <tbody> <tr> <td>Semi Detach Units</td> <td>10</td> <td>LG+G+1 Floors</td> <td>10</td> </tr> <tr> <td>Twin Villa</td> <td>25</td> <td>LG+G+2 Floors</td> <td>25</td> </tr> <tr> <td>Tower 1</td> <td>1</td> <td>2B+LG+15 Floors</td> <td>30</td> </tr> <tr> <td>Total Existing</td> <td>36</td> <td>-</td> <td>65</td> </tr> <tr> <td>Existing Club house</td> <td>1</td> <td>GF+1 Floor</td> <td>-</td> </tr> <tr> <th colspan="4">2) Proposed Buildings</th> </tr> <tr> <td>Tower 2</td> <td>1</td> <td>3P+14 Floors</td> <td>14</td> </tr> <tr> <td>Tower 3</td> <td>1</td> <td>3P+15 Floors</td> <td>30</td> </tr> <tr> <td>Block A</td> <td>1</td> <td>2P+3 Floors</td> <td>12</td> </tr> <tr> <td>Total Proposed</td> <td>3</td> <td>-</td> <td>56</td> </tr> <tr> <td>Grand Total</td> <td>39</td> <td></td> <td>121</td> </tr> </tbody> </table>	1) Existing Buildings				Building Type	No. of Buildings	No. of Floors	No. of Flats	Semi Detach Units	10	LG+G+1 Floors	10	Twin Villa	25	LG+G+2 Floors	25	Tower 1	1	2B+LG+15 Floors	30	Total Existing	36	-	65	Existing Club house	1	GF+1 Floor	-	2) Proposed Buildings				Tower 2	1	3P+14 Floors	14	Tower 3	1	3P+15 Floors	30	Block A	1	2P+3 Floors	12	Total Proposed	3	-	56	Grand Total	39		121
1) Existing Buildings																																																						
Building Type	No. of Buildings	No. of Floors	No. of Flats																																																			
Semi Detach Units	10	LG+G+1 Floors	10																																																			
Twin Villa	25	LG+G+2 Floors	25																																																			
Tower 1	1	2B+LG+15 Floors	30																																																			
Total Existing	36	-	65																																																			
Existing Club house	1	GF+1 Floor	-																																																			
2) Proposed Buildings																																																						
Tower 2	1	3P+14 Floors	14																																																			
Tower 3	1	3P+15 Floors	30																																																			
Block A	1	2P+3 Floors	12																																																			
Total Proposed	3	-	56																																																			
Grand Total	39		121																																																			

18.	Number of tenements and shops	Tenements Existing =65 Proposed=56 Total= 121
19.	Number of expected residents / users	Existing=325 Proposed=280
20.	Tenement density per hector	22 per hector
21.	Height of the building(s)	Existing=48.80m (max.) Proposed= 48.80 (max.)
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	12 m wide external road, nearest fire station Kothrud Stand fire station
23.	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
24.	Existing structure(s)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011
25.	Details of the demolition with disposal (If applicable)	Not Applicable
26.	Total Water Requirement	Residential & Commercial : Existing: Dry season: Source: PMC <ul style="list-style-type: none"> • Freshwater: 54 m³/day • Recycled water (Flushing): 27 m³/day • Recycled water (Gardening): 20 m³/day • HVAC Makeup: NA • Total Fresh water Requirement : 81m³/day • Excess treated water: 22 m³/day • Swimming Pool: 4 m³/day (Through tankers) • Firefighting(Cum): 300 m³ Wet-Season: <ul style="list-style-type: none"> • Freshwater: 54 m³/day • Recycled water(Flushing): 27 m³/day • Recycled water(Gardening):NIL • HVAC Makeup: NA • Total Fresh water Requirement : 81 m³/day • Excess treated water: 37 m³/day • Swimming Pool: 2.5 m³/day (Through tankers) • Firefighting (Cum): 300m³
27.	Details about Swimming Pool:	Dimension of Swimming Pool: -- Main Pool: 4,65,000lit Kids Pool: 80,000lit Balancing Tank:50,000lit

		<p>Jaccuzi:50,000lit Balancing tank for Jaccuzi:2,000lit Total water Requirement: Water requirement for make-up: 4.5cmd</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: Attached list Annexure Budgetary allocation (Capital cost and O & M cost) Capital Cost: Rs. 89lacs O & M Cost: Rs. 30,000/month</p>
28.	Rain Water Harvesting (RWH)	<p>Residential: Level of the Ground water table: --</p> <ul style="list-style-type: none"> • Size and no of RWH tank(s) and Quantity : NA • Location of the RWH tank(s) :- NA • Size, no of recharge bore well and Quantity: 2mX2mX3m • Recharging Pit with Bore well-- 20 • Grease cum Delisting chamber- NA - • Surface RWH Units: -NA- • Budgetary allocation (Capital cost and O & M cost) Capital Cost :- Rs.6,08,000/- O & M cost :- Rs.44,000 /- annum
29.	UGT tanks	<p>Residential: Domestic UG tank Capacity: 81 m³ Flushing UG tank Capacity: 27m³ Fire UG tank Capacity: 300 m³</p>
30.	Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: - Along with internal road side & as per contour slope of the plot • Quantity of storm water: - 0.42 m³/sec • Size of SWD :- 600mm dia pipe
31.	Sewage and Waste water	<ul style="list-style-type: none"> • Residential: • Sewage generation (CMD): 73.50m³/day • Capacity of STP(CMD): 77 m³ • STP technology: MBBR • Budgetary allocation (Capital cost and O & M cost): <ul style="list-style-type: none"> • Capital Cost: - Rs.14,70,160 • O & M cost: - Rs. 13,22,300
32.	Solid waste Management	<p>Waste generation in the pre-Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation: 25kg/day • Quantity of the top soil to be preserved: 4000 cum • Disposal of the construction waste debris: This material shall be used for back filling and leveling of the road <p>Waste generation in the operation phase Residential:</p> <ul style="list-style-type: none"> • Biodegradable waste: 181.5 kg/day

		<ul style="list-style-type: none"> • Non-Biodegradable : 121kg/day • Hazardous waste: NA • Biomedical waste(Kg/month)(If applicable): Nil • STP sludge: 12 kg/day <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste:- Handed over to SWaCH agency • Wet waste: OWC • E-waste: N.A • Hazardous waste: N. A. • Biomedical waste (K.g/month) (If applicable): • STP sludge: Used as manure <p>Area Requirement: Location: - Total area provided for the storage and treatment of the solid waste: 4.8 m x 2.0 m</p> <p>Budgetary allocation Capital Cost :- Rs. 5.0 Lakh O & M cost :- Rs.0.80 Lakh/annum</p>																																																																								
33.	<p><i>Green Belt Development</i> Mandatory RG area: 4648.07 m² Additional Green area: On Podium: 1261 m²</p> <p>• Number & list of trees species to be planted in the ground RG: 581</p>	<table border="1"> <thead> <tr> <th>S no.</th> <th>Common Name</th> <th>Botanical Name</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Amala</td> <td><i>Phyllanthus emblica</i></td> <td>7</td> </tr> <tr> <td>2</td> <td>Amba/Mango</td> <td><i>Mangifera indica</i></td> <td>27</td> </tr> <tr> <td>3</td> <td>Cassia javanica</td> <td><i>Cassia javanica</i></td> <td>8</td> </tr> <tr> <td>4</td> <td>Cassia fistula</td> <td><i>Cassia fistula</i></td> <td>8</td> </tr> <tr> <td>5</td> <td>Chinch</td> <td><i>Tamarindus indica</i></td> <td>28</td> </tr> <tr> <td>6</td> <td>Chiku/Sapota</td> <td><i>Achras sapota</i></td> <td>10</td> </tr> <tr> <td>7</td> <td>Ficus Panda</td> <td><i>Ficus Panda</i></td> <td>89</td> </tr> <tr> <td>8</td> <td>Ficus Benjamina</td> <td><i>Ficus benjamina</i></td> <td>63</td> </tr> <tr> <td>9</td> <td>Jambhul/Jamun</td> <td><i>Syzigium cumminii</i></td> <td>20</td> </tr> <tr> <td>10</td> <td>Kadunimb</td> <td><i>Azadirachta indica</i></td> <td>40</td> </tr> <tr> <td>11</td> <td>Kadamb</td> <td><i>Anthocephalus kadamba</i></td> <td>30</td> </tr> <tr> <td>12</td> <td>Naral/Coconut</td> <td><i>Cocos nucifera</i></td> <td>40</td> </tr> <tr> <td>13</td> <td>Plumeria alba/Chafa White</td> <td><i>Plumeria alba</i></td> <td>54</td> </tr> <tr> <td>14</td> <td>Plumeria rubra/Chafa Red</td> <td><i>Plumeria rubra</i></td> <td>54</td> </tr> <tr> <td>15</td> <td>Peru/Guava</td> <td><i>Psidium guajava</i></td> <td>10</td> </tr> <tr> <td>16</td> <td>Parijat</td> <td><i>Nectanthus arbor-tristis</i></td> <td>10</td> </tr> <tr> <td>17</td> <td>Ram phal</td> <td><i>Annona reticulata</i></td> <td>20</td> </tr> </tbody> </table>	S no.	Common Name	Botanical Name	Quantity	1	Amala	<i>Phyllanthus emblica</i>	7	2	Amba/Mango	<i>Mangifera indica</i>	27	3	Cassia javanica	<i>Cassia javanica</i>	8	4	Cassia fistula	<i>Cassia fistula</i>	8	5	Chinch	<i>Tamarindus indica</i>	28	6	Chiku/Sapota	<i>Achras sapota</i>	10	7	Ficus Panda	<i>Ficus Panda</i>	89	8	Ficus Benjamina	<i>Ficus benjamina</i>	63	9	Jambhul/Jamun	<i>Syzigium cumminii</i>	20	10	Kadunimb	<i>Azadirachta indica</i>	40	11	Kadamb	<i>Anthocephalus kadamba</i>	30	12	Naral/Coconut	<i>Cocos nucifera</i>	40	13	Plumeria alba/Chafa White	<i>Plumeria alba</i>	54	14	Plumeria rubra/Chafa Red	<i>Plumeria rubra</i>	54	15	Peru/Guava	<i>Psidium guajava</i>	10	16	Parijat	<i>Nectanthus arbor-tristis</i>	10	17	Ram phal	<i>Annona reticulata</i>	20
S no.	Common Name	Botanical Name	Quantity																																																																							
1	Amala	<i>Phyllanthus emblica</i>	7																																																																							
2	Amba/Mango	<i>Mangifera indica</i>	27																																																																							
3	Cassia javanica	<i>Cassia javanica</i>	8																																																																							
4	Cassia fistula	<i>Cassia fistula</i>	8																																																																							
5	Chinch	<i>Tamarindus indica</i>	28																																																																							
6	Chiku/Sapota	<i>Achras sapota</i>	10																																																																							
7	Ficus Panda	<i>Ficus Panda</i>	89																																																																							
8	Ficus Benjamina	<i>Ficus benjamina</i>	63																																																																							
9	Jambhul/Jamun	<i>Syzigium cumminii</i>	20																																																																							
10	Kadunimb	<i>Azadirachta indica</i>	40																																																																							
11	Kadamb	<i>Anthocephalus kadamba</i>	30																																																																							
12	Naral/Coconut	<i>Cocos nucifera</i>	40																																																																							
13	Plumeria alba/Chafa White	<i>Plumeria alba</i>	54																																																																							
14	Plumeria rubra/Chafa Red	<i>Plumeria rubra</i>	54																																																																							
15	Peru/Guava	<i>Psidium guajava</i>	10																																																																							
16	Parijat	<i>Nectanthus arbor-tristis</i>	10																																																																							
17	Ram phal	<i>Annona reticulata</i>	20																																																																							

18	Tabebuia	<i>Tabebuia rosea</i>	4
19	Wad	<i>Ficus benghalensis</i>	20

- Number&listtreesspeciesticobe plantedaround theborderofnallah/steam/ pond (Ifany):
NA
- Total existing trees: 140
- Trees to be retained as it is: 108
- Trees to be transplanted at later stage: 32
- Trees to be cut at later stage: 00
- Number, Size, Age and Species of trees to be cut, trees to be transplanted:

List of trees to be transplanted

S N	Common Name	Quantity
1	Hivar	1
2	Phanasi	9
3	Mahua	4
4	Patang	1
5	Shiras	1
6	Mogari	3
7	Dhaman	5
8	Asana	1
9	Bartondi	1
10	Chilar	5
11	Papadi shiras	1
	Total	32

- NOC for the tree cutting/ transplantation/ Compensatory plantation, if any: NA

Budgetary allocation:

Capital Cost- Rs. 56.42 Lakhs

O&M Cost: Rs. 9.03 Lakhs/annum

34.	Energy	<p>Power Supply:</p> <ul style="list-style-type: none"> ➤ Connected Load: 2275.26 Maximum demand: 2027.3kVA ➤ No of Transformer: 1) Tower T1:1 No 630 kVA 2) Tower T2 & T3:1 No 630kVA & 1 No 315 kVA 3) 1 No 630kVA Existing Transformer for 18 Nos. Villas + Common load & Proposed load for Block A 4) 1 No 630kVA Transformer for 17 Nos Villas +315 kVA as per MSEDCL requirement. ➤ Total DG power consumption : DG back up is provided for All common load ,Fire fighting load & 7 kW per flat for Tower
-----	--------	--

		<p>1, 2, 3 & Block A & existing 35 No of villas & common load:</p> <p>1) Tower 1,2 & 3: Connected load :756.3Kw Required kVA:682.7KVA</p> <p>2) Block A: Connected load:111.7kW Required kVA:100.8kVA</p> <p>3) 35 Nos Villas (Existing): Connected load:495kW Required kVA:446.9kVA</p> <p>Common load(Existing): Connected load:92.3 kW Required kVA:83.3kVA</p> <p>D.G. Set shall be provided in case of power failure only</p> <p>Energy saving measures</p> <ul style="list-style-type: none"> • Energy Saving using T5 fixture with Electronic Ballast Against T8, FTL fixture with Electromagnetic ballast for all buildings 42.3 % of saving • Energy Saving using Automatic Timer operation Against Manual operation for External & common Lighting 16.67% of saving • Saving in losses using High Efficient Transformer Against Conventional Transformer 14.21% of saving • Energy Saving using Solar Street Lights 13 % of saving • Energy saving using solar for villas & club house is 50.34% of saving. • Compliance of the ECBC guidelines:(Yes/No) (If yes then submit compliance in tabular form): Yes Please find attached sheet <p>Budgetary allocation (Capital cost and O&M cost): Capital Cost: Rs. 135 Lakhs O & M Cost: Rs. =4 Lakhs/annum</p> <p>Number and capacity of the DG sets to be used:</p> <ol style="list-style-type: none"> 1) 1 No 315kVA & 1 No 125 kVA DG Set (Existing) for 35 Nos Villas 2) 1 No 100kVA DG Set(Existing) for Club house & common load 3) 2 Nos 380 kVA DG set for Tower 1,2 & 3 4) 1 No 100kVA DG Set for Block A <p>D.G. Set Capacity shall be provided in case of power failure only.</p> <ul style="list-style-type: none"> • Type of fuel used: HSD
--	--	---

35.	Environmental Management plan Budgetary Allocation	Environmental Management plan Budgetary Allocation: During Operation Phase:			
		Sr. No.	Parameter	Set up cost	Operational & Maintenance Cost (per year)
		1	STP Cost	14.70	13.22
		2	Swimming Pool	89.00	3.60
		3	Rain Water Harvesting	60.80	0.44
		4	Environmental Monitoring	MoEFCC approved laboratory	18.20
		5	Gardening	56.42	9.03
		6	Solid waste	5.00	0.80
		7	Energy Saving	135.00	4.00
		Total		360.92	49.29
36.	Traffic Management Parking efficiency statement:				
Parking efficiency statement					
Level	Required Equivalent Car Space	Proposed car parking nos.	Required area for proposed park as per NBC norms	Proposed Parking Area (Sq.mt.)	Provided Equivalent Car Space (Sq.mt.)
		4W			
A	B	C	D	E	F
Podium	35	220	7700	8819.29	41.46
Basement (as per EC)	35	16	560	670	41.80
Stilt	30	19	570	658	34.63
37.	CRZ/RRZ clearance obtain ,if any	N.A			
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	N.A			
Check list for the other necessary approvals					
		Status of the approval	Name of the competent	Date of the	

			authority	issued letter
39.	CFO NOC for the above said building structure(s)	NA	NA	NA
40.	HRC NOC for the above said building structure(s) <i>(If applicable)</i>	--	--	---
41.	NOC for the above said building structure(s) from the Aviation authority <i>(If applicable)</i>	NA	NA	NA
42.	Consent for the water for the above said detail(s)	Received	PMC	17.01.2015
43.	Consent for the drainage for the above said detail(s)	Received	PMC	19.01.2015
44.	Consent for the electric supply for the proposed demand	In process	MSEDCL	--
45.	Precertification for Green Building from Indian Green Building Council and other recognized institutes <i>(If applicable)</i>	NA	NA	NA
46.	Court Order <i>(If applicable)</i>	NA	--	--
47.	Solid Waste NOC	In process	--	--
48.	Bio-Medical Waste NOC	NA	--	---
49.	HT line NOC	Received	MSETC	19.12.2012

3. The proposal has been considered by SEIAA in its 97th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) 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.
- (ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.

- (iii) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) 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.
- (v) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) 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.
- (vii) "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.
- (viii) 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 firefighting equipment's 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 backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (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 aspiration 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 1st June & 1st 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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (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 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. 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 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 (S. M. Gavai)
 Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman, IAS (Retd.), SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. 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).
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Municipal Corporation (PMC)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (TC-3)

(EC uploaded on 28/06/2016)

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III/2015 /CR-91 /TC-3
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Date: 2nd February, 2017.

To,
 M/s. Gera Developments Pvt. Ltd
 . "Isle Royale" At S. No. 24, Bavdhan,
 Taluka Mulshi, Distt. Pune.

Annexure-6

Subject: Amendment in Environment clearance for proposed Residential Development "Isle Royale" At S. No. 24, Bavdhan, Taluka Mulshi, Distt. Pune by M/s. Gera Developments Pvt. Ltd

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 51st meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 106th meeting.

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

The brief information of the project given by PP is as follows: -

1.	Name of Project	"ISLE ROYALE" S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra
2.	Name, contact number & address of Proponent	Ms. Sunaina Gera 020 - 26165580 200, Gera Plaza, Boat Club Road , Pune
3.	Name, contact number & address of Consultant	M/s. Ultra-Tech (Environmental Consultancy & Laboratory) Saudamini Commercial Complex , Building C-3, 2nd Floor, Right Bhusari Colony, Paud Road, Kothrud, Pune.411038. Phone No. 020- 25286109/06
4.	Consultant (NABET Accreditation)	NABET Certificate Number: NABET/EIA/1417/RA010
5.	Type of project: Housing project / Industrial Estate /SRA scheme / MHADA /	Residential (Amendment)

-1-

EC SEIAA Item No - 40 Meeting No -106th

	Township or others																	
6.	Location of the project	S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra																
7.	Whether in Corporation / Municipal / other area	Pune Municipal Corporation.																
8.	Applicability of the DCR	PMC-DCR																
9.	IOD/IOA/Concession document or any other form of document as applicable(Clarifying its conformity with local planning rules & provision)	CC-3379-15, Dated : 31.12.2015 from Building Development Department Zone no.3 PMC																
10.	Note on the initiated work (If applicable)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011 which was further amended on 15th May 2014.																
11.	LOI / NOC from MHADA / Other approvals (If applicable)	NA																
12.	Total Plot Area (sq. m.) Deductions Net Plot area	Total Plot Area: 54,062.08 m ² Deductions : 11446.79 m ² Net plot area : 42615.29 m ²																
13.	Permissible FSI (including TDR etc.)	42615.29 m ²																
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI : 27954.06 m ² (Existing- 25124.25 m ² Proposed- 2829.81 m ²) Non FSI : 26651.37 m ² (Existing-26168.38 m ² Proposed- 482.99 m ²) Total : 54605.43 m ²																
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	6830.41 m ²																
16.	Estimated cost of the project	INR 107 Cr																
17.	No. of building & its configuration(s)	<table border="1"> <thead> <tr> <th>Existing (as per earlier recommended in March 2016)</th> <th>Proposed Amendment</th> </tr> </thead> <tbody> <tr> <td>SD units= 10 units (LG+GF+1UF)</td> <td>SD units= 10 units (LG+GF+1UF)</td> </tr> <tr> <td>Twin villa= 25 units (LG+GD+2floors)</td> <td>Twin villa= 25 units (LG+GD+2floors)</td> </tr> <tr> <td>Tower1 =30 units (B1+B2+LGF+15floors)</td> <td>Tower1 =30 units (B1+B2+LGF+15floors)</td> </tr> <tr> <td>Clubhouse=GF+1Floor</td> <td>Clubhouse=GF+1Floor</td> </tr> <tr> <td>Tower 2= 14 units (3P+14 floors)</td> <td>Tower 2= 60 units (15 floors)</td> </tr> <tr> <td>Tower 3= 30 units (3P+15 floors)</td> <td>Tower 3= 30 units (3P+15 floors)</td> </tr> <tr> <td>Block A = 12 units (2P+3</td> <td>Block A =08 units (2P+2</td> </tr> </tbody> </table>	Existing (as per earlier recommended in March 2016)	Proposed Amendment	SD units= 10 units (LG+GF+1UF)	SD units= 10 units (LG+GF+1UF)	Twin villa= 25 units (LG+GD+2floors)	Twin villa= 25 units (LG+GD+2floors)	Tower1 =30 units (B1+B2+LGF+15floors)	Tower1 =30 units (B1+B2+LGF+15floors)	Clubhouse=GF+1Floor	Clubhouse=GF+1Floor	Tower 2= 14 units (3P+14 floors)	Tower 2= 60 units (15 floors)	Tower 3= 30 units (3P+15 floors)	Tower 3= 30 units (3P+15 floors)	Block A = 12 units (2P+3	Block A =08 units (2P+2
Existing (as per earlier recommended in March 2016)	Proposed Amendment																	
SD units= 10 units (LG+GF+1UF)	SD units= 10 units (LG+GF+1UF)																	
Twin villa= 25 units (LG+GD+2floors)	Twin villa= 25 units (LG+GD+2floors)																	
Tower1 =30 units (B1+B2+LGF+15floors)	Tower1 =30 units (B1+B2+LGF+15floors)																	
Clubhouse=GF+1Floor	Clubhouse=GF+1Floor																	
Tower 2= 14 units (3P+14 floors)	Tower 2= 60 units (15 floors)																	
Tower 3= 30 units (3P+15 floors)	Tower 3= 30 units (3P+15 floors)																	
Block A = 12 units (2P+3	Block A =08 units (2P+2																	

		Floors)	Floors)
18.	Number of tenements and shops	Tenements Existing (as per earlier recommended in March 2016) =121 Proposed Amendment= 163	
19.	Number of expected residents / users	Existing (as per earlier recommended in March 2016) =605 Proposed Amendment= 815	
20.	Tenement density per hector	30 per hector	
21.	Height of the building(s)	Existing (as per earlier recommended in March 2016) =48.80m (max.) Proposed Amendment=current maximum ht. 48.70	
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	12 m wide external road, nearest fire station Kothrud Stand fire station	
23.	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	
24.	Existing structure(s)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011	
25.	Details of the demolition with disposal (If applicable)	Not Applicable	
26.	Total Water Requirement	Residential & Commercial : Existing: Dry season : Source: PMC Fresh water: 92 m3/day Recycled water (Flushing): 48 m3/day Recycled water (Gardening): 28 m3/day HVAC Makeup: NA Total Fresh water Requirement : 92 m3/day Excess treated water: 40 m3/day Swimming Pool: 4 m3/day (Through tankers) Firefighting (Cum): 275 m3	

		<p>Wet Season: Fresh water: 92 m³/day Recycled water(Flushing): 48 m³/day Recycled water (Gardening):NIL HVAC Makeup: NA Total Fresh water Requirement : 92 m³/day Excess treated water: 68 m³/day Swimming Pool : 2.5 m³/day (Through tankers) Firefighting (Cum): 275 m³</p>
27.	Details about Swimming Pool:	<p>Dimension of Swimming Pool: – Main Pool: 4,65,000lit Kids Pool: 80,000lit Balancing Tank:50,000lit Jaccuzi:50,000lit Balancing tank for Jaccuzi:2,000lit Total water Requirement: Water requirement for make-up: 4.5cmd</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: Attached list Annexure Budgetary allocation (Capital cost and O & M cost) Capital Cost: Rs. 89 lacs O & M Cost: Rs. 30,000/month</p>
28.	Rain Water Harvesting (RWH)	<p>Residential: Level of the Ground water table: -- Size and no of RWH tank(s) and Quantity : NA Location of the RWH tank(s) :- NA Size, no of recharge bore well and Quantity: 2mX2mX2m Recharging Pit with Bore well-- 20 Grease cum Desilting chamber- NA - Surface RWH Units: -NA- Budgetary allocation (Capital cost and O & M cost) Capital Cost :- Rs.6,08,000-/ O & M cost :- Rs.44,000 /- annum</p>
29.	UGT tanks	<p>Residential: Centralized UGWT Domestic UG tank Capacity: 138m³ Flushing UG tank Capacity: 114 m³ Tower 1 UGWT Domestic UG tank Capacity: 30m³ Fire UG tank Capacity: 75 m³ Tower 2 & 3 UGWT Domestic UG tank Capacity: 77m³ Fire UG tank Capacity: 200 m³</p>
30.	Storm water drainage	<p>Natural water drainage pattern: - Along with internal road side & as per contour slop of the plot Quantity of storm water: - 0.42 m³/sec Size of SWD :- 300mm dia 2 Nos. pipe</p>

31.	Sewage and Waste water	Residential: Sewage generation (CMD): 119 m ³ /day Capacity of STP (CMD): 120 m ³ STP technology: MBBR Budgetary allocation (Capital cost and O & M cost): Capital Cost: - Rs.40,00,000 O & M cost: - Rs. 8,52,255																								
32.	Solid waste Management	Waste generation in the pre-Construction and Construction phase: Waste generation: 25kg/day Quantity of the top soil to be preserved: 4000 cum Disposal of the construction waste debris: This material shall be used for back filling and leveling of the road Waste generation in the operation phase Residential : Biodegradable waste: 220 kg/day Non-Biodegradable : 147 kg/day Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): Nil STP sludge: 14 kg/day Mode of Disposal of waste: Dry waste:- Handed over to SWaCH agency Wet waste: OWC E-waste: N.A Hazardous waste: N. A. Biomedical waste (Kg/month) (If applicable): STP sludge: Used as manure Area Requirement: Location: - Total area provided for the storage and treatment of the solid waste: 8.6m x 4.1 m Budgetary allocation Capital Cost :- Rs. 7.0 Lakh O & M cost :- Rs.1.20 Lakh/annum																								
33.	Green Belt Development Mandatory RG area: 4648.07 m ² Additional Green area: On Podium: 1261 m ² Number & list of trees species to be planted in the ground RG: 581 <table border="1" data-bbox="414 1545 1356 1794"> <thead> <tr> <th>S.no.</th> <th>Common Name</th> <th>Botanical Name</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Amala</td> <td>Phyllanthus emblica</td> <td>7</td> </tr> <tr> <td>2</td> <td>Amba/Mango</td> <td>Mangifera indica</td> <td>27</td> </tr> <tr> <td>3</td> <td>Cassia javanica</td> <td>Cassia javanica</td> <td>8</td> </tr> <tr> <td>4</td> <td>Cassia fistula</td> <td>Cassia fistula</td> <td>8</td> </tr> <tr> <td>5</td> <td>Chinch</td> <td>Tamarindus indica</td> <td>28</td> </tr> </tbody> </table>		S.no.	Common Name	Botanical Name	Quantity	1	Amala	Phyllanthus emblica	7	2	Amba/Mango	Mangifera indica	27	3	Cassia javanica	Cassia javanica	8	4	Cassia fistula	Cassia fistula	8	5	Chinch	Tamarindus indica	28
S.no.	Common Name	Botanical Name	Quantity																							
1	Amala	Phyllanthus emblica	7																							
2	Amba/Mango	Mangifera indica	27																							
3	Cassia javanica	Cassia javanica	8																							
4	Cassia fistula	Cassia fistula	8																							
5	Chinch	Tamarindus indica	28																							

6	Chiku/Sapota	Achras sapota	10
7	Ficus Panda	Ficus Panda	89
8	Ficus Benjamina	Ficus benjamina	63
9	Jambhul/Jamun	Syziium cumminii	20
10	Kadunimb	Azadirachta indica	40
11	Kadamb	Anthocephalus kadamba	30
12	Naral/Coconut	Cocos nucifera	40
13	Plumeria alba/Chafa White	Plumeria alba	54
14	Plumeria rubra/Chafa Red	Plumeria rubra	54
15	Peru/Guava	Psidium guajava	10
16	Parijat	Nectanthus arbor-tristis	10
17	Ram phal	Annona reticulata	20
18	Tabebuia	Tabebuia rosea	4
19	Wad	Ficus benghalensis	20

Number & list trees species to be planted around the border of nallah/ steam/ pond (If any):
NA

Total existing trees: 140

Trees to be retained as it is: 108

Trees to be transplanted at later stage: 32

Trees to be cut at later stage: 00

Number, Size, Age and Species of trees to be cut, trees transplanted:

List of trees to be transplanted

SN	Common Name	Quantity
1	Hivar	1
2	Phanasi	9
3	Mahua	4
4	Patang	1
5	Shiras	1
6	Mogari	3
7	Dhaman	5
8	Asana	1
9	Bartondi	1
10	Chilar	5
11	Papadi shiras	1
	Total	32

NOC for the tree cutting/ transplantation/ Compensatory plantation, if any : NA

Budgetary allocation:

Capital Cost- Rs. 56.42 Lakhs

O & M Cost: Rs. 9.03 Lakhs/annum

34.	Energy	Power Supply: No of Transformer: 1) Tower T1:1 No 630 kVA 2) Tower T2 & T3:1 No
-----	--------	---

		<p>630kVA & 1 No 500 kVA</p> <p>3) 1 No 630kVA Existing Transformer for 18 Nos. Villas + Common load & Proposed load for Block A</p> <p>4) 1 No 630kVA Transformer for 17 Nos Villas + 315 kVA as per MSEDCL requirement.</p> <p>Total DG power consumption :</p> <p>DG back up is provided for All common load, Firefighting load & 7.5 kW per flat for Tower 1, 2, 3 & Block A.</p> <p>D.G. Set shall be provided in case of power failure only</p> <p>Energy saving measures</p> <p>Energy Saving using T5 fixture with Electronic Ballast Against T8. FTL fixture with Electromagnetic ballast for all buildings 31.2 % of saving</p> <p>Energy Saving using Automatic Timer operation Against Manual operation for External & common Lighting 16.67% of saving</p> <p>Saving in losses using High Efficient Transformer Against Conventional Transformer 14.45% of saving</p> <p>Energy Saving using Solar water heater is 67.12 % of saving</p> <p>Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form):</p> <p>Budgetary allocation (Capital cost and O&M cost)</p> <p>Capital Cost: Rs. 152.00 Lakhs</p> <p>O & M Cost: Rs. 7.8 Lakhs/annum</p> <p>Number and capacity of the DG sets to be used:</p> <p>1) 1 No 315kVA & 1 No 125 kVA DG Set (Existing) for 35 Nos Villas</p> <p>2) 1 No 100kVA DG Set (Existing) for Club house & common load</p> <p>3) 1 No. 380 kVA DG set for Tower 1.</p> <p>4) 2 Nos. 250 kVA DG set for Tower 2 & 3</p> <p>5) 1 No 100kVA DG Set for Block A</p> <p>D.G. Set Capacity shall be provided in case of power failure only.</p> <p>• Type of fuel used: HSD</p>								
35.	Environmental Management plan Budgetary Allocation	<p>Environmental Management plan Budgetary Allocation: During Operation Phase:</p> <table border="1" data-bbox="730 1556 1449 1796"> <thead> <tr> <th data-bbox="730 1556 810 1747">Sr. No.</th> <th data-bbox="810 1556 1034 1747">Parameter</th> <th data-bbox="1034 1556 1225 1747">Set up cost (Rs. In lacs)</th> <th data-bbox="1225 1556 1449 1747">Operational & Maintenance Cost (per year) (Rs. In lacs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="730 1747 810 1796">1</td> <td data-bbox="810 1747 1034 1796">STP Cost</td> <td data-bbox="1034 1747 1225 1796">40</td> <td data-bbox="1225 1747 1449 1796">8.52</td> </tr> </tbody> </table>	Sr. No.	Parameter	Set up cost (Rs. In lacs)	Operational & Maintenance Cost (per year) (Rs. In lacs)	1	STP Cost	40	8.52
Sr. No.	Parameter	Set up cost (Rs. In lacs)	Operational & Maintenance Cost (per year) (Rs. In lacs)							
1	STP Cost	40	8.52							

		2	Swimming Pool	89.00	3.60	
		3	Rain Water Harvesting	60.80	0.44	
		4	Environmental Monitoring	MoEFCC approved laboratory	18.20	
		5	Gardening	56.42	9.03	
		6	Solid waste	5.00	0.80	
		7	Energy Saving	90	8.0	
			Total	341.22	48.59	
36.	Traffic Management Parking efficiency statement:					
	Parking efficiency statement					
	Level	Required Equivalent Car Space	Proposed car parking nos. 4W	Required area for proposed park as per NBC norms	Proposed Parking Area (Sq.mt.)	Provided Equivalent Car Space (Sq.mt.)
	A	B	C	D	E	F
	Lower Parking	35	324	11340	11689.14	= 36.07
37.	CRZ/RRZ clearance obtain ,if any	N.A				
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	N.A				
	Check list for the other necessary approvals					
		Status of the approval	Name of the competent authority	Date of the issued letter		
39.	CFO NOC for the above said building structure(s)	Provisional Fire NOC	Office of Chief Fire Office	21.10.2015		
40.	HRC NOC for the above said building structure(s) (If applicable)	--	--	---		
41.	NOC for the above said building structure(s) from the Aviation authority (If applicable)	NA	NA	NA		

42.	Consent for the water for the above said detail(s)	Received	PMC	17.01.2015
43.	Consent for the drainage for the above said detail(s)	Received	PMC	19.01.2015
44.	Consent for the electric supply for the proposed demand	In process	MSEDCL	--
45.	Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	NA	NA	NA
46.	Court Order (If applicable)	NA	--	--
47.	Solid Waste NOC	Received	SWACH	04.06.2016
48.	Bio-Medical Waste NOC	NA	--	---
49.	HT line NOC	Received	MSETC	19.12.2012

3. The proposal has been considered by SEIAA in its 106th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre- construction phase: -

- (i) PP obtained earlier EC wide number SEAC-III/2015/CR-91/TC-3 dated 31.12.2015 for built up area of 51292.63 Sq.m. out of total proposed built up area of 54605.43Sq.m. Now this EC is issued in supersession of earlier EC dated 31.12.2015.
- (ii) This Environmental Clearance is issued for sanctioned Built up Area to 54605.43 Sq.m. which is approved by Competent Authority.
- (iii) 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.

- (iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (v) PP has to abide by the conditions stipulated by SEAC& SEIAA.
- (vi) 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.
- (vii) "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.
- (viii) 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 equipment's 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 backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of

all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

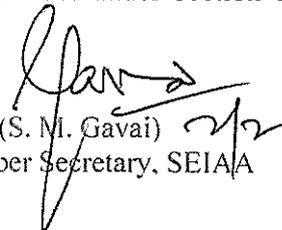
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nightttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxii) Traffic congestion near the entry 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 aspiration 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://ep.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 1st June & 1st 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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (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 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. 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 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 (S. M. Gavai)
 Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman, IAS (Retd.), SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The MoEF& CC, Regional Office, Nagpur.
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Municipal Corporation (PMC)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (TC-3)

(EC uploaded on)

CONSOLIDATED STATEMENT: SEIAA-STATEMENT-0000001870**Subject:** Environment Clearance for Proposed Residential Development**Is a Violation Case:** No

1.Name of Project	Isle Royale
2.Type of institution	Private
3.Name of Project Proponent	M/s Gera Development Pvt. Ltd.
4.Name of Consultant	Enviro Resources
5.Type of project	Housing
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	We have received environment Clearance vide environment clearance letter no vide SEAC-III/2015/CR-91/TC-3, dated 02/04/2017
8.Location of the project	Survey No.24
9.Taluka	Mulshi
10.Village	Bavdhan
Correspondence Name:	Ms.Reji Menon
Room Number:	0
Floor:	0
Building Name:	Gera Plaza
Road/Street Name:	Boat Club Road
Locality:	--
City:	Pune
11.Area of the project	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	We have received CC-1196/17dated 28/7/2017 from Building Development Department. IOD/IOA/Concession/Plan Approval Number: -- Approved Built-up Area: 68623.11
13.Note on the initiated work (If applicable)	We have initiated the work on site under consideration for environment clearance as per the environment clearance letter vide SEAC-III/2015/CR-91/TC-3, dated 02/04/2017 Completed work: FSI:- 27116.92m2 Non-FSI:- 24395.66m2 TBUA:-51512.58m2
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	50946.10
16.Deductions	15925.59
17.Net Plot area	35020.51
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 35019.14 Non FSI area (sq. m.): 33603.97 Total BUA area (sq. m.): 68623.11
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 35020.51 Approved Non FSI area (sq. m.): 33603.97 Date of Approval: 28-07-2017
19.Total ground coverage (m2)	6000.95
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	17.13%
21.Estimated cost of the project	438500000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	SD Units	LG+GF+1UF	9.05
2	Twin villa	LG+GD+2 floors	13.50
3	Tower 1	B1+B2+LGF+15 floors	48.7

4	Club House	GF+1Floor	0
5	Tower 2	15 Floors	48.7
6	Tower 3	3P+15	48.7
7	Tower A	1Stilt+2P+11	35.45
8	Tower B	1Stilt+2P+11	35.45

23.Number of tenants and shops	No of tenements: 197
24.Number of expected residents / users	Residents:985
25.Tenant density per hectare	56
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	12 m wide external road, nearest fire station Kothrud Stand fire station.
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9m
29.Existing structure (s) if any	Not Any
30.Details of the demolition with disposal (If applicable)	Not Applicable

31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

32.Total Water Requirement

Dry season:	Source of water	Pune Municipal Corporation/Tanker
	Fresh water (CMD):	110
	Recycled water - Flushing (CMD):	53
	Recycled water - Gardening (CMD):	34
	Swimming pool make up (Cum):	4
	Total Water Requirement (CMD) :	201
	Fire fighting - Underground water tank(CMD):	425
	Fire fighting - Overhead water tank(CMD):	50
	Excess treated water	49

Wet season:	Source of water	Pune Municipal Corporation/Tanker
	Fresh water (CMD):	110
	Recycled water - Flushing (CMD):	53
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	3
	Total Water Requirement (CMD) :	166
	Fire fighting - Underground water tank(CMD):	425
	Fire fighting - Overhead water tank(CMD):	50
	Excess treated water	83
Details of Swimming pool (If any)	Dimension of Swimming Pool: - Main Pool: 4,65,000 litres Kids Pool: 80,000lit Balancing Tank:50,000lit Jacuzzi:50,000lit Balancing tank for Jacuzzi:2,000lit Total water Requirement: Water requirement for make-up: 4.5cmd	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	87.70	22.68	110.38	13.15	3.40	16.5	74.5	19.2	93.8

34.Rain Water Harvesting (RWH)	Level of the Ground water table:	As per Hydrogeological survey report
	Size and no of RWH tank(s) and Quantity:	Not Applicable
	Location of the RWH tank(s):	Not Applicable
	Quantity of recharge pits:	20
	Size of recharge pits :	2m x2m x 2m
	Budgetary allocation (Capital cost) :	Rs.60.8 Lakhs
	Budgetary allocation (O & M cost) :	Rs.0.44 Lakhs/annum
	Details of UGT tanks if any :	Residential: Centralized UGWT Domestic UG tank Capacity: 138m3 Flushing UG tank Capacity: 114 m3 Tower 1 UGWT Domestic UGtankCapacity:30m3 Fire UG tank Capacity: 75 m3 Tower 2 & 3 UGWT Domestic UG tank Capacity: 77m3 Fire UG tank Capacity: 200 m3 Tower A&B Domestic UG tank Capacity: 34.02m3 Fire UG tank Capacity: 150 m3
35.Storm water drainage	Natural water drainage pattern:	East to West
	Quantity of storm water:	0.42m3/sec
	Size of SWD:	External:1mx1m drain channel Internal: 150mm, dia pipe & 250mm dia pipe
36.Sewage and Waste water	Sewage generation in KLD:	144
	STP technology:	MBBR Technology
	Capacity of STP (CMD):	Existing: 25 KLD (Prefabricated) Proposed:150KLD (2 nos. of STP having capacity 120 KLD & 30KLD respectively)
	Location & area of the STP:	As per services layout.
	Budgetary allocation (Capital cost):	Rs.50 Lakhs
	Budgetary allocation (O & M cost):	Rs.8.52lakhs/annum

37.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	25 Kg/day
	Disposal of the construction waste debris:	This material will be used for back filling and levelling of the plot and remaining will be disposed to authorized sites.
Waste generation in the operation Phase:	Dry waste:	236 Kg/day
	Wet waste:	355 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	19 Kg/day
	Others if any:	Not Any
Mode of Disposal of waste:	Dry waste:	Will be handed over to SWACH
	Wet waste:	Will be treated in an OWC
	Hazardous waste:	Will be handed over to authorized vendors.
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Will be used as manure for landscaping and excess will be handed over to authorised vendor for disposal.
	Others if any:	Not Any
Area requirement:	Location(s):	As per services layout
	Area for the storage of waste & other material:	Existing OWC: 8.6m x 4.1 m ;Proposed:6m x 3 m
	Area for machinery:	OWC (Existing):35.26sqm OWC (Proposed):18.00sqm
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs.9.0 Lakhs
	O & M cost:	Rs.1.95 lakhs/annum

38.Effluent Charecterestics

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

39.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	315KVx1	HSD; 35LPH	1	1.5m above DG set	200mm	Approx. 75 Degrees Celsius at the outlet of stack.	
2	125KVx1	HSD; 14LPH	1	1.5m above DG set	100 mm	Approx. 75 Degrees Celsius at the outlet of stack.	
3	100KVx1	HSD; 11LPH	1	1.5m above DG set	80mm	Approx. 75 Degrees Celsius at the outlet of stack.	
4	250KVx4	HSD; 28LPH	1	1.5m above DG set	150 mm	Approx. 75 Degrees Celsius at the outlet of stack.	
41.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Diesel	144 LPH	28 LPH	172 LPH			
42.Source of Fuel		Authorized vendor					
43.Mode of Transportation of fuel to site		By road					
44.Green Belt Development		Total RG area :	4666.07 sqm				
		No of trees to be cut :	Not Any				
		Number of trees to be planted :	542				
		List of proposed native trees :	As mentioned below				
		Timeline for completion of plantation :	Till the completion of the project				
45.Number and list of trees species to be planted in the ground							
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance			
1	Phyllanthus emblica	Amla	7	Fruit bearing tree having medicinal importance.			
2	Cassia javanica	Cassia	23	Flowering tree having medicinal importance			
3	Cassia fistula	Bahava	20	Ornamental flowering tree having medicinal importance			
4	Michelia champaca	Sonchafa	28	Flowering tree used in the preparation of fragrant hair oils.			
5	Terminalia arjuna	Arjun	10	Tree having medicinal importance			
6	Pongamia pinnata	Karanj	57	Tree having medicinal importance			

7	Ficus benjamena	Ficus	63	Forest tree having medicinal importance, topiary work.
8	Syzigium cummini	Jambhul/Jamun	20	Fruit bearing tree having medicinal importance.
9	Azadirachta indica	Kadunimb	40	Tree having medicinal importance
10	Anthocephalus kadamba	Kadamb	10	Tree having medicinal importance
11	Butea monosperma	Palas	40	Flowering tree used for timber, resin, fodder, medicine, and dye.
12	Plumeria alba	Chafa White	54	Flowering Plant
13	Plumeria rubra	Chafa red	54	Flowering Plant
14	Saraca asoka	Seeta Ashok	10	Ornamental Plant
15	Nectanthusarbor-tritis	Parijat	10	Flowering Plant having medicinal Importance
16	Mimusopselengii	Bakul	40	Flowering Plant with fragrant flowers having medicinal importance
17	Tabebuia rosea	Tabebuiya	16	Flowering tree having medicinal importance
18	Lagerstroemia speciosa	Tamhan	20	Ornamental flowering tree used as a medicine and source of materials
19	Calophyllum inophyllum	Undi	20	Flowering Plant with medicinal importance
20	Total	--	542	--

46.Total quantity of plants on ground

47.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	Plumeria rubra	3.65	0.93
2	Phyllanthusnivosus compacts	0.48	0.19
3	Agave angustifolia variegated	0.91	0.28
4	Euphorbia milli Hybrid	0.61	0.19
5	Nerium Oleander Roseum Dwarf	0.61	0.19
6	Philodendron Sellowiana	0.48	0.19
7	Plumeria pudica	0.91	0.37
8	Tabernamontanacoronaria variegated dwarf	0.48	0.19
9	Dracnacolorama	0.61	0.19
10	Lantana sellowiana	1.82	NA
11	Pennisetum foxtrot	0.61	0.19
12	Pogonather umpaniceum	0.48	0.19-0.28

48. Energy

Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	45kVA
	DG set as Power back-up during construction phase	45kVA
	During Operation phase (Connected load):	2866 KW
	During Operation phase (Demand load):	1297 KW
	Transformer:	3 x 630 kVA , 1 x 315 kVA
	DG set as Power back-up during operation phase:	1 x 315 kVA , 1 x 125 kVA , 1 x 100 kVA , 4 x 250kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NOC received vide SE/EHV/O&M/Cir/Pune/3396, dated 19/12/2012

49. Energy saving by non-conventional method:

- Energy Saving using T5 fixture with Electronic Ballast Against T8, FTL fixture with Electromagnetic ballast for all buildings: 34 %of saving
- Energy Saving using Automatic Timer operation Against Manual operation for External & common Lighting 21.04% of saving
- Saving in losses using High Efficient Transformer Against Conventional Transformer 13.14% of saving
- Energy Saving using Solar water heater is 71.9 % of saving
- Energy Saving through use of PV panels for Tower A&B is 66.04%

50. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Energy Saving using T5 fixture with Electronic Ballast Against T8, FTL fixture with Electromagnetic ballast for all buildings .	34%
2	Energy Saving using Automatic Timer operation Against Manual operation for External & common Lighting	21.04%
3	Saving in losses using High Efficient Transformer Against Conventional Transformer	13.14%
4	Energy Saving using Solar water heater	71.9%
5	Energy Saving through use of PV panels for Tower A&B	66.04%

51. Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
STP	25 m3/day (Temporary Prefabricated STP)	120 m3/day and 30m3/day
OWC	180 Kg/day	174 Kg/day
DG Set	1 x 315kVA, 1 x 125 kVA, 1 x 100 kVA, 2 x 250 kVA, 1 x 250 kVA	1 x 250 kVA

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs.97 Lakhs
	O & M cost:	Rs.8.0 Lakhs/annum

52.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	--	6.00
2	Air & Noise Monitoring	-	4.84
3	Tanker water for construction	--	0.96
4	Water monitoring	--	0.04
5	Gardening Set up	--	2.00
6	Disinfection- Pest Control	--	7.20
7	First Aid Facilities	--	0.18
8	Health Check Up	--	3.30
9	Personal Protective Equipment	--	2.44
10	Total	--	26.96

SEIAA-STATEMENT-0000001870

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	--	50.00	8.52
2	Swimming Pool	--	89.00	3.60
3	RWH	--	60.80	0.44
4	Environmental Monitoring	--	--	18.20
5	Gardening	--	56.42	9.03
6	Solid waste management	--	9.00	0.80
7	Energy	--	97.00	8.00
8	Total	--	362.22	48.59

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

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

53. Any Other Information

No Information Available

54. Traffic Management

	Nos. of the junction to the main road & design of confluence:	--
Parking details:	Number and area of basement:	Tower1 & 3=3 nos. Tower A& B=2nos. Total Area of the Basement:-13750m ²
	Number and area of podia:	Podium -1 Area of the podium:-2575m ²
	Total Parking area:	18310m ²
	Area per car:	35
	Area per car:	35
	Number of 2-Wheelers as approved by competent authority:	455
	Number of 4-Wheelers as approved by competent authority:	528
	Public Transport:	Bus stop
	Width of all Internal roads (m):	6m

	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8(a)B2
	Court cases pending if any	Yes
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website	No
	Date of online submission	-

SEIAA-STATEMENT-0000001870

To,
Member Secretary
SEIAA
15th floor, Environment Department,
Mantralaya, Mumbai-32

Sub.: Regarding Withdrawal of EC Application

Ref.: Proposal No. SEIAA STATEMENT-0000001870

Project Name:- Isle Royale at Survey No.24, Mulshi, Bavdhan, Pune by M/s Gera Development Pvt. Ltd

Dear Sir,

With respect to the above mentioned subject we would like to bring to your notice that we had applied for amendment to existing Environment clearance for the said project with UID - SEIAA STATEMENT-0000001870

Due to change in business requirement, we wish to withdraw the proposal with UID - SEIAA STATEMENT-0000001870 from the portal.

We regret the inconvenience caused to you.

Thanks & Regards
Yours Faithfully

Gera Developments Pvt. Ltd.



Mhawa
11-10-21

आवक लिपिक (नॉ.शा.)
पर्यावरण व वातावरणाय बदल विभाग
मंत्रालय, मुंबई ४०० ०३२

PARIVESH
परिवेश

State Environment Impact Assessment
Authority
Maharashtra

Responsive facilitation by Interactive, Virtuous and Environmental Singlewindow Hub”

Services Blog Contact Us

Proposal Details	Location	Important Dates	Category	Company/Proponent	Current status	* Attached Files
<p>Proposal No : SIA/MH/NCP/55388/2016</p> <p>Project Name : SEIAA/2016/III/CR376/TC-3</p> <p>Location : Isle Royale</p>	<p>State : Maharashtra</p> <p>District : Pune</p> <p>Tehsil : Pune City</p>	<p>Date of Submission for TOR : 03 Jun 2016</p> <p>Date of Submission for EC : 2016</p>	INFRA-1	MS GERA DEVELOPMENTS PVT LTD	Disposed through earlier site ec-ecmpcb-in	

SWACHH
BHARAT



The national portal of India
india.gov.in



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.net

Visit At : <http://mpcb.gov.in>



Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: PN-12937-12

Infrastructure Project/LSI

Consent No. BO/RO(HQ)/Pune/CE/CC- 29

Date: 03/02/2012

Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

.....

CONSENT is hereby granted to,

M/s. Gera Developments Pvt. Ltd. "Isle Royale",
S. No. 24, Bavdhan, Tal - Mulshi,
Dist - Pune, Maharashtra.

Located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of IIW (M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. **The Consent to Establish is granted for a period up to: Commissioning of the Project or 5 years whichever is earlier.**

For development of land / plot as new construction activities for construction of residential project named as M/s. Gera Developments Pvt. Ltd. "Isle Royale", Sr. No. 24, Bavdhan, Tal - Mulshi, Dist. Pune, Maharashtra on total plot area of 54,900 sq.mtr, Proposed BUA [As per FSI] of 12,341.19 Sq.mtr & Total Construction BUA of 25,105.03 sq.mtr including utilities of construction of residential project as per construction commencement certificate issued by local body.

2. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of sewage effluent from construction project shall not exceed 39.00 M³.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



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	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	50 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly / indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

Sr. No	Type of Segregated solid waste	Quantity/D	Treatment	Disposal
1.	Wet Garbage	106	Composting	Use as Manure
2.	STP Sludge	06		
2.	Dry Garbage	45		Landfill site

3. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (1C of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
- Applicant shall provide 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.



10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workmen residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under

The daily water consumption for the following categories is as under:

(i) Domestic	...	65.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic CMD
(iv) Industrial Cooling, spraying CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:

- (i) The Applicant may install 2-nos. of diesel generating sets (DG Sets) of capacity 250 KVA each and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

a. Standards for Emissions of Air Pollutants:

(i) SPM/TPM	Not to exceed	150 mg/Nm ³
(ii) SO ₂ (DG Set)	Not to exceed	30 Kg/day.



(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.
 1. SPM Not to Exceed (Annual Average) 140 µg/ m³
Not to Exceed (24 hours) 200 µg/ m³
 2. SO₂ Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 80 µg/ m³
 3. NO_x Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 80 µg/ m³
 4. RSPM Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 100 µg/ m³

(iii) The applicant shall observe the following fuel pattern:-

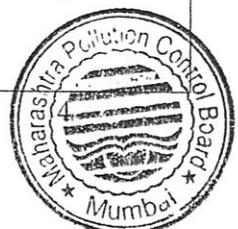
Sr. No.	Type Of Fuel	Quantity
1	Diesel	82 Ltrs/Hr

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1	DG Sets 250 KVA x 2-nos	2.5 mtrs rach

(v) Conditions for D.G. Set:

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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.
3. 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 75 dB(A) during day time and 70 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.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.



(vi) Other Conditions:

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.
- (x) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDARY MOVEMENT) RULES, 2008:

(i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
---------	---------------	----------	-----	----------

The applicant shall not generate any type of Hazardous Waste.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.



12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. The applicant shall comply with the conditions stipulated in 'Environment Clearance' granted by GOM, vide no: SEAC-2010/CR.809/TC.3, dt: 21/10/2011.
16. The applicant shall submit Bank Guarantee of Rs. 5.0 Lakhs towards the compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.
17. The Capital investment of the project is Rs. 52.0 Cr.



(Handwritten signature)
 (Milind Mhaiskar)
 Member Secretary

To,
 M/s. Gera Developments Pvt. Ltd. "Isle Royale",
 S. No. 24, Bavdhan, Tal - Mulshi,
 Dist - Pune, Maharashtra.

Copy to-

1. Regional Officer, MPCB, Pune - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Pune-I, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	Rs. 1,00,100/-	125615	02/12/2011	HDFC Bank

4. Cess Branch, MPCB, Mumbai.
5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@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 /LSI

Consent order No: Format1.0/BO/RO-HQ/CC-1704000927 Date- ~~04/2017~~ 24/04/2017

To,
M/s. Gera Development Pvt. Ltd.,
S. No. 24 Bavdhan,
Tal. Mulshi, Dist. Pune.

Subject: Consent to Establish (revalidation with expansion) for Residential Project in Orange Category.

Ref :

1. Consent to Establish granted vide no. BO/RO(HQ)/Pune/CE/CC-29 dated 3.2.2012.
2. Environmental Clearance obtained vide no. SEAC-III-2010/CR.809/TC-3 dated 21.10.2011 and amended on 15.5.2014
3. Environmental Clearance for expansion obtained vide no. SEAC-III-2015/CR-91/TC-III dated 28.6.2016.
4. Minutes of Consent Committee meeting held on 22/03/2017

Your application MPCB-CONSENT-0000004475 Dated: 12/05/2016

For: Consent to Establish for (revalidation with expansion) 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 Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or co-terminus with validity of EC whichever is earlier.
2. The proposed capital investment of the project is Rs. 151.51 Crs. (As per C.A. Certificate submitted by project proponent)
3. The Consent to Establish (revalidation with expansion) is valid for construction of Residential Project by M/s. Gera Development Pvt. Ltd. Named as "Isle Royale" S. No. 24, Bavdhan, Tal. Mulshi, Dist. Pune for total plot area of 54,900.00 Sq.Mtrs and total construction built up area 51292.63 Sq.Mtrs including utilities and services as per 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 (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	73.50	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

UAN no. 0000004475, M/s. Gera Developments Pvt. Ltd.

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

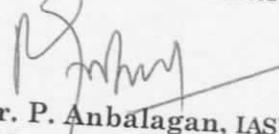
Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	315 KVA	1	As Per Schedule -II
2	DG Set	125 KVA	1	As Per Schedule -II
3	DG Set	100 KVA	1	As Per Schedule -II
4	DG Set	380 KVA	1	As Per Schedule -II
5	DG Set	380 KVA	1	As Per Schedule -II
6	DG Set	100 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	181.5Kg/Day	OWC	Used as Manure
2	Non-biodegradable	121Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	12Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. 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.
12. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-III-2010/CR.809/TC-3 dated 21.10.2011 and EC for expansion vide no. SEAC-III-2015/CR-91/TC-III dated 28.6.2016.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	Transaction No.(RTGS)	Date	Drawn On
1	303020.00	ICICR52016052600736612	26/05/2016	ICICI Banl

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I.-- They are directed to ensure the compliance of the consent conditions. Also directed to return the Bank Guarantee of Rs. 5 lakh, as per previous C to E, to the project proponent and obtain fresh BG as per schedule III.
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 application, you have proposed to install Sewage Treatment Plant (STP) based on MBBR technology with the design capacity of 77 CMD.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

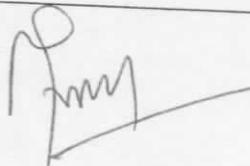
- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining 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) Project proponent shall provide online monitoring system for monitoring BOD & SS parameter.
- 3) 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.
- 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 should 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 should 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	54 (fresh)+ 47 (recycled)



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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1	DG Set (315 KVA)	Acoustic enclosure	3.5	Diesel	70	Lit/Hr	-	-
2	DG Set (125 KVA)	Acoustic enclosure	2.2	Diesel	28	Lit/Hr	-	-
3	DG Set (100 KVA)	Acoustic enclosure	2	Diesel	22	Lit/Hr	-	-
4	DG Set (380 KVA)	Acoustic enclosure	3.8	Diesel	85	Lit/Hr	-	-
5	DG Set (380 KVA)	Acoustic enclosure	3.8	Diesel	85	Lit/Hr	-	-
6	DG Set (100 KVA)	Acoustic enclosure	2	Diesel	28	Lit/Hr	-	-

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

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

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

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



Schedule-III
Details of Bank Guarantees

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



Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should 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 should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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 should 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) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set should be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant should provide onsite municipal solid waste processing system & should 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 industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@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

Consent order No: Format1.0/BO/RO-HQ/ 1803001510 Date-31/3/2018

To,
M/s. Gera Developments Pvt. Ltd. "Isle Royale",
S. no. 24, Bavdhan, Mulshi,
Dist- Pune.

Subject: Amendment in Consent to Establish (revalidation and expansion) for Residential project under Red Category.

Ref :

1. Consent to Establish granted vide letter no. BO/RO(HQ)/Pune/CE/CC-29 dated 03.2.2012.
2. Environmental Clearance granted vide no. SEAC-III-2010/C.R.809/TC-3 dated 21.10.2011 amended on 15.5.2014.
3. Environmental Clearance for expansion obtained vide no. SEAC-III-2015/CR-91/TC-III dated 28.6.2016.
4. Amendment in EC dated 28.6.2016 obtained vide letter dated 2.2.2017.
5. Consent to Establish (revalidation and expansion) granted vide no. BO/RO-HQ/CC-1704000927 dated 24.4.2017.
6. Minutes of Consent Committee meeting held on 12/02/2018.

Your application MPCB-CONSENT-0000027501 Dated: 07/08/2017

For: Amendment in Consent to Establish (revalidation and expansion) for 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 Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 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 amendment in consent to establish (revalidation with expansion) is granted for a period up to commissioning of the project or 5 years or co-terminus with validity of EC i.e. upto 1.2.2022 whichever is earlier.
2. The proposed capital investment of the project is Rs. 49.56 Crs. (As per C.A. Certificate submitted by project proponent)
3. The amended Consent to Establish is valid for construction of Residential building Project by M/s. Gera Developments Pvt. Ltd. named as "Isle Royale", at S. no. 24, Bavdhan, Mulshi, Dist- Pune on total plot area of 54062.28 sq.m. and total construction built up area 37720.43 sq. mtrs including utilities and services as per 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 (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	119	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

5. 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	315 KVA	1	As Per Schedule -II
2	DG Set	125 KVA	1	As Per Schedule -II
3	DG Set	100 KVA	1	As Per Schedule -II
4	DG Set	380 KVA	1	As Per Schedule -II
5	DG Set	380 KVA	1	As Per Schedule -II
6	DG Set	100 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	220 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	147 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	14 Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. 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.
12. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-III-2010/CR.809/TC-3 dated 21.10.2011 and EC for expansion vide no. SEAC-III-2015/CR-91/TC-III dated 28.6.2016 and amendment dated 2.2.2017.
13. This Consent to Establish is issued with overriding effect over previous Consent to Establish granted vide no. BO/RO-HQ/CC-1704000927 dated 24.4.2017.

For and on behalf of the
Maharashtra Pollution Control Board

(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	Transaction No.(RTGS)	Date	Drawn On
1	75000.00	000028503618	21.6.2017	ICICI Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

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

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

- 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) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow at the outlet of STP.**
- 3) 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.
- 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 should 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 should 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	92 (fresh)+ 76 (recycled)

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1	DG Set (315 KVA)	Acoustic enclosure	3.5	Diesel	70	Lit/Hr	--	--
2	DG Set (125 KVA)	Acoustic enclosure	2.2	Diesel	28	Lit/Hr	--	--
3	DG Set (100 KVA)	Acoustic enclosure	2	Diesel	22	Lit/Hr	--	--
4	DG Set (380 KVA)	Acoustic enclosure	3.8	Diesel	85	Lit/Hr	--	--
5	DG Set (380 KVA)	Acoustic enclosure	3.8	Diesel	85	Lit/Hr	--	--
6	DG Set (100 KVA)	Acoustic enclosure	2	Diesel	28	Lit/Hr	--	--

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

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

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

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

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of EC and consent conditions	Upto Commissioning of the project	COU or Five years or validity of EC whichever is earlier

[Handwritten Signature]

Maharashtra Pollution Control Board

Schedule-IV**General Conditions:**

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should 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 should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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 should 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) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set should be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant should provide onsite municipal solid waste processing system & should 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 industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@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 /LSI

Consent order No: Format1.0/BO/RO-HQ/CC-1705000523

Date- 15/05/2017
~~10/04/2017~~

To,
M/s. Gera Development Pvt. Ltd. "Isle Royal",
S. no. 24, Bavdhan, Tal-Mulshi,
Dist-Pune.

Subject: Consent to Operate (part) for Residential Building Project in Red Category.

Ref :

1. Consent to Establish obtained vide no. BO/ROHQ/Pune/CE/CC/29 dated 3.02.2012.
2. Environmental Clearance obtained vide no. SEAC-2010/CR.809/TC3 dated 21.10.2011 amended on 15.5.2014.
3. Minutes of Consent Committee meeting held on 22/03/2017

Your application MPCB-CONSENT-0000012744 Dated: 1/9/2016

For: Consent to Operate (part) for Residential Building project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Control of Pollution) Act, 1981, Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 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 operate is granted for a period up to 31.1.2018.
2. The capital investment of the (part) project is Rs. 56.35 Crs. (As per C.A. Certificate submitted by project proponent)
3. The Consent to Operate (part) is valid for Residential Building Project developed by M/s. Gera Development Pvt. Ltd. named as "Isle Royal", at S. no. 24, Bavdhan, Tal-Mulshi, Dist-Pune on total plot area of 54900 Sq. Mtrs and construction completed built up area of 16885 Sq.Mtrs out of total BUA of 25769.49 sq.m. including utilities and services as per occupancy certificate issued by local body.

4. 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	24	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

5. 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	250 KVA	1	As Per Schedule -II
1	DG Set	125 KVA	1	As Per Schedule -II
1	DG Set	100 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	68 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	35 Kg/day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	Kg/Day	--	Used as Manure

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

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

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

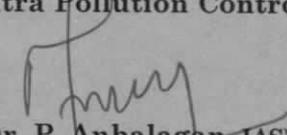
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

11. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-2010/CR.809/TC3 dated 21.10.2011 amended on 15.5.2014.

12. PP shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC and C to O.

13. In case the project is not completed within validity period of EC, PP shall not carry out construction work without revalidation of EC and C to E.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	DD Date
1	100000	TXN1609000309	7.9.2016

Copy to:

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

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

1) A] As per your application, you have provided Sewage Treatment Plant (STP) with the design capacity of 25 CMD.

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

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

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) **Project Proponent shall provide online monitoring systems for BOD & SS within 3 months.**

3) 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.

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 should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under 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 should 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	30

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1	DG Set (250 KVA)	Acoustic enclosure	3.2*	Diesel/ HSD	55	Lit/Hr	-	-
1	DG Set (125 KVA)	Acoustic enclosure	2.5*	Diesel/ HSD	28	Lit/Hr	-	-
1	DG Set (100 KVA)	Acoustic enclosure	2*	Diesel/ HSD	28	Lit/Hr	-	-

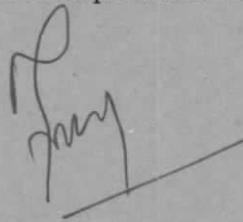
* Above roof of the building in which it is installed.

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

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

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate (part)	Rs. 10 lakh	15 Days	Towards O & M of pollution control system	Continuous	31.5.2018

[Handwritten Signature]

Maharashtra Pollution Control Board

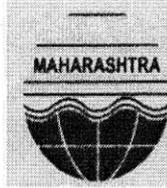
Schedule-IVGeneral Conditions:

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

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should 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 should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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 should 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) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set should be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant should provide onsite municipal solid waste processing system & should 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 industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) **The applicant shall make an application for renewal of the consent at least 60 days before the date of expiry of the consent.**

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-44206 /Auto renewal /CC-1905001106
Date 17/05/2019

To,
M/s. Gera Development Pvt Ltd, "Isle Royal"
S.no.24 Bavdhan Tal-Mulshi
Dist: Pune

Sub: Auto- Renewal of Consent to Operate (1st Part) for Residential Building Projects is granted under Red category .

- Ref:** 1. Consent to Established obtained Vide No. Format 1.0/BO/RO(HQ)/CC-1705000523 dt.15.05.2017.
2. Environmental Clearance obtained Vide SEAC-2010-CR-809/TC-3 dt.21.10.2011 amended on 15.05.2014.
3. Your Application under auto renewal vide UAN No. 44206 dt.07.03.2018

For: Auto Renewal of Consent to Operate (1st Part) for Residential Building project 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:

- The auto renewal of Consent is granted for period up to 31.12.2019
- The proposed capital investment of the project is Rs. 56.35 Cr.
(As per C.A certificate submitted by project proponent)

For Auto Renewal of Consent to Operate (1st Part) is valid for **Residential Building Projects** named as **M/s. Gera Development Pvt Ltd, "Isle Royal" S.no.24 Bavdhan Tal-Mulshi Dist: Pune** For total plot area of 54,900.0 Sqm and completed construction built up area 16,885.0 Sq. Sqm out of total construction BUA 25,769.49 Sqm including utilities and services.

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	24.0	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	250 KVA	1	As Per Schedule -II
2	DG Set	125 KVA	1	As Per Schedule -II
3	DG Set	100 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	68.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	35.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	Kg/day	STP	Used as manure

6. This Consent is issued under the auto renewal consent policy of the Board. As per self-certificate submitted by Ms. Sunita Gera , Director authorized signatory.
7. The M.P.C Board reserves the rights to revoke the Consent any time for any violation.
8. The applicant shall inform the Board in each financial year about the change in Capital investment of the industry. In case, if the Capital investment is increased by an amount upto 10% then the industry shall make payment of the corresponding fees for consent to establish and also difference in consent to operate fees for the corresponding block year. In case, if there is increase in Capital investment by over 10% then the industry shall submit a fresh application in prescribed form.
9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
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 .15.05.2014

**For and on behalf of the
Maharashtra Pollution Control Board**


(P. K. Mirashe)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	1,00,000/-	NEFT	13.03.2018	ICICI Bank

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-II They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC 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 25.0 CMD
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C)	10
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1 ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto
- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	30.0

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

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (250 KVA)	Acoustic enclosure	3.16	Diesel/ HSD	55	Lit/Hr	--	--
2.	DG Set (125 KVA)	Acoustic enclosure	2.24	Diesel/ HSD	28	Lit/Hr	--	--
3.	DG Set (100 KVA)	Acoustic enclosure	2.00	Diesel/ HSD	28	Lit/Hr	--	--

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

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

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

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

[Handwritten Signature]

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	31.09.2019



Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

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

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

MAHARASHTRA POLLUTION CONTROL BOARD

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-075599/CO/CC-200200/204
Date 26/02/2020

To,
M/s. Isle Royale By Gera Developments Pvt Ltd,
S.No. 24, Bhavdhan, Tal: Mulshi, Dist: Pune.

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

- Ref: 1. Your Application vide UAN No. 075599 dt. 24/06/2019.
2. Amendment in Consent to Establish (Revalidation & Expansion) granted vide no. Format 1.0/BO/ROHQ/1803001510 dt. 31/03/2018.
3. Consent to operate (Part) granted vide no. Format1.0/BO/RO-HQ/CC-1705000523 dt. 15/05/2017.
4. Environmental Clearance obtained Vide SEAC-III/2015/CR-91/TC-3 dt. 02/02/2017.
5. Minutes of 11th Consent Committee Meeting held on 13/01/2020.

For: Consent to Operate for Construction of Residential 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 30/08/2020.
- The proposed capital investment of the project is Rs. 136.22 Cr. (As per C.A certificate submitted by project proponent)

The Consent to Operate is valid for Construction of Residential Projects named as M/s. Isle Royale By Gera Developments Pvt Ltd, S.No. 24, Bhavdhan, Tal: Mulshi, Dist: Pune, for total plot area 54,062.08 Sqm & completed BUA area 54,605.43 Sqm out of total BUA 54,605.43 Sqm, as per EC dt. 02/02/2017 including utilities and services. 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	119.00	As per Schedule -I	60% should be re-used recycled and remainder should be discharged to 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	315 KVA	1	As Per Schedule -II
2.	DG Set	125 KVA	1	As Per Schedule -II
3.	DG Set	100 KVA	1	As Per Schedule -II
4.	DG Set	380 KVA	1	As Per Schedule -II
5.	DG Set	250 KVA	1	As Per Schedule -II

Conditions under Solid Waste Management Rules, 2016:

Sr No.	Type Of Waste	Quantity & UOM	Treatment	Disposal
	Wet garbage	220.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2.	Dry garbage	147.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	15.00 Kg/day	STP	Used as manure

Project shall submit Board Resolution towards possession given prior to obtain consent to operate from Board and shall submit BG of Rs .2.0 lakh for compliance of same.

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

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

- e. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- g. 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. 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.
- f. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
3. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
4. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd. 02/02/2017 for total plot area 54,062.08 Sqm & total construction BUA area 54,605.43 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	2,72,440/-	N2061908B4227100	25/07/2019	HDFC Bank

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I they are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, 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 design capacity of 120.00 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 into 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 system 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	140.00

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

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (315 KVA)	Acoustic enclosure	4.00	Diesel	70.00	Lit/Hr	--	--
2.	DG Set (125 KVA)	Acoustic enclosure	2.24	Diesel	28.00	Lit/Hr	--	--
3.	DG Set (100 KVA)	Acoustic enclosure	2.00	Diesel	28.00	Lit/Hr	--	--
4.	DG Set (380 KVA)	Acoustic enclosure	4.00	Diesel	80.00	Lit/Hr	--	--
5.	DG Set (250 KVA)	Acoustic enclosure	4.00	Diesel	55.00	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 ³ .
--------------------	---------------	--------------------------

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



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1.	Consent to Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	
2.	Consent to Operate	Rs.2.0 lakh	15 days	shall submit Board Resolution towards possession given prior to obtain consent to operate from Board	Continuous	31.12.2020

Maharashtra Pollution Control Board

General Conditions:

Schedule-IV

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.
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.
- 5) 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.
- 6) 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.
- 7) The treated sewage shall be disinfected using suitable disinfection method.
- 8) 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.
- 9) The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000097021/CR 2105001338

Date: 31/05/21

To,
 M/s. Isle Royale by Gera Developments
 Pvt. Ltd.
 S.No.24,Bavdhan Tal: Mulashi,Dist: Pune.



Sub: Renewal of Consent to Operate for Construction of Residential Project is granted under Red category.

- Ref:**
1. Amendment in consnt to Esablish (revalidation & Expansion) for granted vide No. Format1.0/BO/RO-HQ/1803001510 dtd. 31/03/2018.
 2. Consent to Operate granted vide No. Format1.0/BO/JD(WPC)/UAN-075599/CO/CC-2002001204 dt. 26/02/2020.
 3. Environment Clearance granted vide No. SEIAA-III/2015/CR-91/TC-3 dtd. 02/02/2017.
 4. Minutes of 14th Consent Committee Meeting held on 25/02/2021

Your application NO. MPCB-CONSENT-0000097021

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

1. **The Consent to Renewal is granted for a period up to 30.08.2022**
2. **The capital investment of the project is Rs.192.56 Cr. (As per C.A Certificate submitted by industry).**
3. **The Reneal of Consent to Operate is valid for Construction of Residential Project named as M/s. Isle Royale by Gera Developments Pvt. Ltd.,S.No.24,Bavdhan, Tal: Mulashi, Dist: Pune on Total Plot Area of 54,062.08 SqMtrs for construction BUA of 54,605.43 SqMtrs out of Total Construction BUA of 54,605.43 SqMtrs as per EC granted date 02/02/2017, including utilities and services & As per Architect certificate submitted by Project proponent.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal	
1.	Trade effluent	Nil	NA	NA

Sr No	Description Permitted	Standards to	Disposal
2.	Domestic effluent	119	As per Schedule - I
			The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set (315 KVA)	1	As per Schedule -II
S-2	DG set (125 KVA)	1	As per Schedule -II
S-3	DG set (100 KVA)	1	As per Schedule -II
S-4	DG set (380 KVA)	1	As per Schedule -II
S-5	DG set (250 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	220 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	147 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3	Sludge	14 Kg/Day	-	used as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
					NA

- 8 The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- 10 Project Proponent shall comply with the conditions stipulated in EC and C to O and submit BG of Rs. 10 Lakhs towards compliance of the same
- 11 Project Proponent shall install online monitoring system to the O/L of STP for monitoring pH, SS and flow.
- 12 Project Proponent shall operate and maintain Organic waste digester with composting facility or Bio gas digester with composting facility
- 13 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.

- 14 Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking
- 15 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.
- 16 Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.

For and on behalf of the
Maharashtra Pollution Control Board.



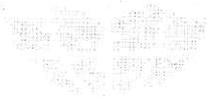
(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	770240.00	TXN2010000537	07/10/2020	Online Payment
2	100000.00	TXN2104000840	09/04/2021	Online Payment

Copy to:

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



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

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **120 CMD for treatment of domestic effluent of 119 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	140.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set (315KVA)	Acoustic enclosure	3.55	Diesel	70 Ltr/Hr
S-2	DG set (125 KVA)	Acoustic enclosure	2.24	Diesel	28 Ltr/Hr
S-3	DG set (100 KVA)	Acoustic enclosure	2.00	Diesel	28 Ltr/Hr
S-4	DG set (380 KVA)	Acoustic enclosure	3.90	Diesel	80 Ltr/Hr
S-5	DG set (250 KVA)	Acoustic enclosure	3.16	Diesel	55 Ltr/Hr

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

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

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

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

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	contineous	31/102022

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

BG Forfeiture History

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

BG Return details

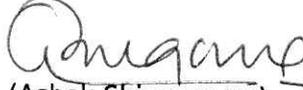
Srno.	Consent (C2E/C2O/C2R)	BG imposed Purpose of BG	Amount of BG Returned
		NA	

SCHEDULE-IV**General Conditions:**

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

- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary



पुणे महानगरपालिका

वृक्ष प्राधिकरण कार्यालय

छत्रपती संभाजीराजे उद्यान, जंगली महाराज रस्ता, बालगंधर्व
रंगमंदीराशेजारी, शिवाजीनगर, पुणे ४११ ००५.

दूरध्वनी :- ०२०-२५५३२५१४/२५५३८५५३

जा.क्र.वृ.प्रा.जा / ५५५९

दिनांक १२/२ / २०१४

मा.नगर उप अभियंता (बांधकाम परवाना विभाग)

उप आयुक्त कार्यालय क्र.१, पुणे महानगरपालिका

यांजकडे

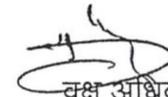
विषय:-	स.नं.२४/१ ते ८, बावधन खुर्द, पुणे येथील नियोजित बांधकामास बांधकाम पुर्व ना हरकत पत्र देणेबाबत.
संदर्भ :-	१) मे.गेरा डेव्हलपमेंटस प्रा.लि. तर्फे श्री.कुमार पी.गेरा, २००, गेरा प्लाझा, बोट क्लब रोड, पुणे ४११ ००१ यांचा उद्यान कार्यालय आ.क्र.२२० दि.८/१/२०१४ रोजीचा अर्ज. २) मा.महापालिका आयुक्त जा.क्र.नअजा/२३३ दि.२६.११.२००७ रोजीचे कार्यालयीन परिपत्रक

संदर्भांकित पत्रान्वये विषयांकित ठिकाणी खात्यामार्फत समक्ष पाहणी करणेत आलेली आहे.

- १) मिळकतीचे एकूण क्षेत्रफळ - ११५४२.०० चौरस मीटर आहे.
- २) मिळकतीवरील अस्तित्वात असलेल्या एकूण वृक्षांची संख्या - १४० (एकशे चाळीस)
- ३) संदर्भ क्र.२ च्या परिपत्रकानुसार नकाशाामध्ये मिळकतीच्या हद्दीवर १.५० मीटर रुंदीची जागा नविन वृक्ष लागवडीसाठी ठेवण्यात आलेली आहे.
- ४) संदर्भ क्र.२ च्या परिपत्रकानुसार नविन वृक्ष लागवडीसाठी नकाशावर प्रत्येक वृक्ष लागवडीची जागा योग्य प्रमाणात ठेवण्यात आलेली आहे.
- ५) वृक्ष पुर्ण काढणे/वृक्ष पुर्नरोपण करणेसाठी, मा.वृक्ष प्राधिकरण समितीची पुर्व मान्यता घेणेची आवश्यकता आहे.
- ६) इमारतीचे भोगवटापत्र मागण्यापुर्वी प्रत्येक मालकाने सिमाभिंतीच्या बाहेर किमान ४ वृक्ष लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी.रस्त्यावरील वृक्षांना जरूर ते संरक्षण (कुंपण) अर्जदाराने करणे आवश्यक आहे
- ७) रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यांवर योग्य अंतरावर व योग्य जागी वृक्षलागवड करणेत यावी तसेच , वृक्षांच्या संरक्षणासाठी योग्य ती खबरदारी घेण्यात यावी.

उपरोक्त नमूद केलेल्या अटीप्रमाणे सादर करण्यात आलेल्या बांधकाम नकाशात पुर्तता करून विषयांकित ठिकाणच्या बांधकामास नियमाप्रमाणे बांधकाम पुर्व ना हरकत पत्र देण्यात येत आहे.

मा. स. कळावे.


वृक्ष अधिकारी
पुणे महानगरपालिका

प्रत- मे.गेरा डेव्हलपमेंटस प्रा.लि. तर्फे श्री.कुमार पी.गेरा,
२००, गेरा प्लाझा, बोट क्लब रोड,
पुणे ४११ ००१.

३३) फणसी	०.२०	३	५
३४) फणसी	०.२०	३	५
३५) मोगरी	०.२०	४	८
३६) फणसी	०.२०	३	५
३७) मोगरी	०.२०	४	८
३८) धामण	०.२५	४	४
३९) फणसी	०.२०	३	५
४०) फणसी	०.२०	३	५
४१) फणसी	०.२०	३	५
४२) मोगरी	०.२०	४	८
४३) मोगरी	०.२०	४	८
४४) असाणा	०.३५	४	७
४५) असाणा	०.३५	४	७
४६) मोगरी	०.२०	४	८
४७) मोगरी	०.२०	४	८
४८) मोगरी	०.२०	४	८
४९) फणसी	०.२०	३	५
५०) फणसी	०.२०	३	५
५१) फणसी	०.२०	३	५
५२) धावडा	०.४०	५	८
५३) फणसी	०.२०	३	५
५४) हिवर	०.३५	४	६
५५) हिवर	०.३५	४	६
५६) मोगरी	०.२०	४	८
५७) मोगरी	०.२०	४	८
५८) मोगरी	०.२०	४	८
५९) महुआ	०.४०	४	६
६०) पापडी शिरस	०.३५	४	५
६१) फणसी	०.२०	३	५
६२) महुआ	०.४०	४	६
६३) महुआ	०.४०	४	६
६४) महुआ	०.४०	४	६
६५) पापडी शिरस	०.३५	४	५
६६) मोगरी	०.२०	४	८
६७) मोगरी	०.२०	४	८
६८) धामण	०.२५	४	४
६९) धामण	०.२५	४	४
७०) साग	०.४०	५	१०
७१) साग	०.४०	५	१०
७२) साग	०.४०	५	१०

उपरोक्त तपशिलाप्रमाणे नमूद केलेल्या प्रस्तावाबाबत कोणतेही नागरिकांचे अथवा संस्थेचा आक्षेप असल्यास त्या संदर्भात योग्य त्या कारणासह लेखी तक्रार मा.वृक्ष अधिकारी, उद्यान कार्यालय, छ.संभाजीराजे उद्यान, जंगली महाराज रस्ता, शिवाजीनगर, पुणे ४११ ००४ यांचेकडे नोटीस प्रसिध्द झाल्यापासून १५ दिवसांत आत नोंदविण्यात यावी.


वृक्ष अधिकारी

पुणे महानगरपालिका



पुणे महानगरपालिका
 वृक्ष प्राधिकरण कार्यालय
 छत्रपती संभाजीराजे उद्यान, जंगली महाराज
 रस्ता, बालगंधर्व रंगमंदीराशेजारी,
 शिवाजीनगर, पुणे ४११ ००५.
 दूरध्वनी :- ०२०-२५५३२५१४/२५५३८५५३
 जा.क्र.वृ.प्रा.जा / १७७
 दिनांक २९ / ७ / २०१५

प्रति,
 मे.गेरा डेव्हलपमेंट प्रा.लि.
 २००, गेरा प्लाझा, बोट क्लब रोड,
 पुणे ४११ ००९

विषय : स.नं.२४, हिस्सा नं. १ ते ८, बावधन, पुणे येथील बांधकामास अडथळा करणारे वृक्ष काढणेबाबत.

- संदर्भ :- १) आपला आ.क्र.१५७ दिनांक ९/४/२०१४ रोजीचा अर्ज.
 २) मा.वृक्ष प्राधिकरणाची मान्यता - ठराव क्र.२क (१) दि.१०/७/२०१५
 ३) महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम १९७५.
 ४) मे.उच्च न्यायालय, मुंबई यांचे दिनांक २० सप्टेंबर २०१३ रोजीचे आदेश.
 (जनहित याचिका क्र.९३/२००९)

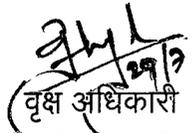
स.नं.२४, हिस्सा नं. १ ते ८, बावधन, पुणे येथील बांधकामास खालील वर्णनात नमूद केलेले वृक्ष तोडणेस परवानगी मिळणेबाबत आपले संदर्भांकित अर्जानुसार, संदर्भांकित क्र.२ च्या मान्यतेनुसार व वृक्ष अधिकारी नोंदवही क्र.१७७ दिनांक - २९/७/१५ अन्वये आपणांस खालील प्रमाणे परवानगी देणेत येत आहे.

अ.क्र.	वृक्षांचे नाव	वृक्ष क्रमांक	म.वेढी मी.	उंची मी.	वृक्षांचे वय वर्षे (अंदाजे)	मा.वृक्ष प्राधिकरण यांनी दिलेली मान्यता
१)	हिवर	४१	०.३५	४	६	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
२)	फणसी	४२	०.२०	३	५	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
३)	महुआ	४३	०.४०	४	६	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
४)	फणसी	४४	०.२०	३	५	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
५)	फणसी	४५	०.२०	३	५	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
६)	फणसी	४६	०.२०	३	५	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
७)	महुआ	४७	०.४०	४	६	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
८)	फणसी	४८	०.२०	३	५	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
९)	पतंग	४९	०.२५	४	५	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
१०)	शिरस	५०	०.१५	३	३	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.
११)	मोगरी	५१	०.२०	४	८	सदरहू वृक्ष बांधकामास अडथळा करत असल्याने, पुनर्रोपण करणेस परवानगी देणेत येत आहे.

६६)	मोगरी	३४	०.२०	४	८	सदरहू वृक्ष नाल्यामधील असल्याने, वृक्ष काढणेस नकार कळविणेत येत आहे.
६७)	मोगरी	३५	०.२०	४	८	सदरहू वृक्ष नाल्यामधील असल्याने, वृक्ष काढणेस नकार कळविणेत येत आहे.
६८)	धामण	३६	०.२५	४	४	सदरहू वृक्ष नाल्यामधील असल्याने, वृक्ष काढणेस नकार कळविणेत येत आहे.
६९)	धामण	३७	०.२५	४	४	सदरहू वृक्ष नाल्यामधील असल्याने, वृक्ष काढणेस नकार कळविणेत येत आहे.
७०)	साग	३८	०.४०	५	१०	सदरहू वृक्ष नाल्यामधील असल्याने, वृक्ष काढणेस नकार कळविणेत येत आहे.
७१)	साग	३९	०.४०	५	१०	सदरहू वृक्ष नाल्यामधील असल्याने, वृक्ष काढणेस नकार कळविणेत येत आहे.
७२)	साग	४०	०.४०	५	१०	सदरहू वृक्ष नाल्यामधील असल्याने, वृक्ष काढणेस नकार कळविणेत येत आहे.

टीप - मा.वृक्ष प्राधिकरण यांच्या मान्यतेनुसार खालील अटीवर कार्यवाही करणेस परवानगी देणेत येत आहे.

- १) उपरोक्त अ.क्र.१ ते ३२ मधील ३२ वृक्ष पुनर्रोपण करणेसाठी स्थानिक जातीचे नविन ९६ वृक्षांची लागवड करून संदर्भ क्र.३ च्या कायद्यान्वये त्यांचे संवर्धन व संरक्षण किमान तीन वर्षे करणे व याबाबतचा अहवाल मा.वृक्ष अधिकारी यांचेकडे सहा महिन्यातून एकदा सादर करणे बंधनकारक आहे. तथापि, अ.क्र.३३ ते ७२ मधील ४० वृक्ष काढणेस नकार कळविणेत येत आहे.
- २) सदरहू परवानगीचा कालावधी जावक दिनांकापासून तीन महीने मुदतीपर्यंत असेल.
- ३) प्रस्तुतची परवानगी कोणत्याही नागरिकांनी पाहण्यास मागितल्यास ती दाखविणे बंधनकारक आहे.
- ४) जर वृक्षांवर पक्ष्यांची घरटी असतील तर ती योग्य त्या ठिकाणी स्थलांतरीत करणे बंधनकारक आहे. त्यामध्ये अडचण निर्माण झाल्यास मा.उपवनसंरक्षक, पुणे विभाग, दूरध्वनी क्र.०२०-२५६७६९९८/२५६७५६६३ या क्रमांकावर संपर्क साधणे.
- ५) सदरहू मिळकतीमध्ये बांधकामास अडथळा करणाऱ्या वृक्षांखेरीज अन्य वृक्ष ६८ असून, वृक्ष मरतील असे कोणतेही प्रकारचे कृत्य करणे हे संदर्भ क्र.३ मधील कायद्यान्वये गुन्हा आहे.
- ६) संदर्भ क्र.४ च्या मे.उच्च न्यायालय, मुंबई यांच्या आदेशान्वये किमान ६ फुट उंचीचे, किमान मध्य वेढी १० से.मी. व किमान ५ वर्षे वयाचे, स्थानिक जातीचे नविन ९६ वृक्ष लावून त्यांचा अहवाल स्थळदर्शक नकाशा व फोटोसह इकडील कार्यालयास लवकरात लवकर सादर करणे आवश्यक आहे.
- ७) आपणाकडून उपरोक्त परवानगीपत्राप्रमाणे वृक्षतोडी बाबतची कार्यवाही, संबंधित विभागाच्या हॉर्टीकल्चर मिस्त्री - श्री. विलास आटोळे (मो.नं.८३०८८४९५२६) यांच्या नियंत्रणाखाली करणेत यावी.
- ८) प्रस्तुतच्या परवानगीपत्रासोबत जोडलेली नोटीस तोडावयाच्या/पुनर्रोपण करावयाच्या वृक्षांवर डकवून, वृक्ष काढणेबाबत कोणत्याही नागरिकांची अथवा संस्थेचा आक्षेप आला असल्यास त्याची खातरजमा केल्यानंतर वृक्ष काढणेची कार्यवाही करावी.


 वृक्ष अधिकारी
 पुणे महानगरपालिका

चलन क्रमांक - १३५९८

दिनांक - २१/७/२०१५

रक्कम रूपये - ३,२०,०००/- (तीन लाख वीस हजार रूपये फक्त)

प्रत - १) मा.सहा.उद्यान अधिक्षक (वृक्ष), पुणे महानगरपालिका

२) श्री. गुरुस्वामी तुम्माले, हॉर्टीकल्चर सुपरवायझर, पुणे मनपा.

३) श्री. विलास आटोळे, हॉर्टी.मिस्त्री, पुणे मनपा

यांस.....

(उपरोक्त नमूद केलेल्या अटीनुसार अर्जदारांकडून कार्यवाही केली जाते किंवा नाही. याबाबत हॉर्टीकल्चर मिस्त्री, हॉर्टीकल्चर सुपरवायझर व सहा.उद्यान अधिक्षक यांचे नियंत्रण व काम करून घेण्याची जबाबदारी राहिल.)



पुणे महानगरपालिका
उद्यान कार्यालय
वृक्ष प्राधिकरण विभाग
जा.क्र.वृ.प्रा.जा / ४०५५
दिनांक १७/०३ / २०१६

प्रति
मा. उप अभियंता
बांधकाम विकास विभाग झोन क्र.३
पुणे महानगरपालिका

यांजकडेस.....

विषय :- स.नं.२४/१ ते ८, बावधन, पुणे येथील बंगला नं. १ ते १२ व १४ ते ३६ च्या बांधकामास फक्त पूर्णत्वाचा दाखला देणेबाबत.

संदर्भ :- १) आर्कि राहुल माळवदकर, यांचा दि.१०/२/२०१६ चा अर्ज.

२) महापालिका आयुक्त यांचे कार्यालयीन परिपत्रक जा.क्र.न.अ.जा./ज/२३३,
दि.२६/११/२००७.

३) मिळकतीचे एकूण क्षेत्रफळ ५४९००.०० चौ.मी.पैकी ७२७४.०४ चौ. मी. साठी फक्त

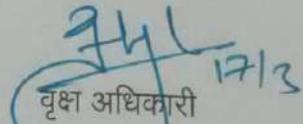
४) मान्य बांधकाम परवाना क्र.सी.सी/४१३६/१४, दि.३१/३ / २०१५,

संदर्भाकित क्र. १ च्या पत्रानुसार विषयाकित ठिकाणी असलेल्या जागेची समक्ष पाहणी करण्यात आली. सदर जागेचे क्षेत्रफळ ५४९००.०० चौ.मी.पैकी ७२७४.०४ चौ. मी. साठी फक्त असून सदर ठिकाणी एकूण १७६ वृक्षांचे यशस्वीरित्या संवर्धन केले आहे.

सबब विषयाकित ठिकाणच्या बंगला नं. १ ते १२ व १४ ते ३६ च्या बांधकामास पूर्णत्वाचा दाखला देण्यास खात्याची शिफारस आहे.

(अंतिम भोगवटा पत्र घेण्यापुर्वी पुन्हा ना हरकत पत्र घेण्याच्या अटीवर पार्ट ना हरकत पत्र देण्यात येत आहे.)

मा.स.कळावे.


वृक्ष अधिकारी
पुणे महानगरपालिका

प्रत:- आर्कि राहुल माळवदकर

६७२/६७३, लोकेश सोसायटी - बी "समर्थ बिल्डिंग 'प्लॉट नं. १०,
कॉ नरा बँक समोर, बिबवेवाडी, पुणे-३७



SI 25 A 118

खाते कोड नं. ४०
(उद्यान विभाग) दि.

13598

पुणे महानगरपालिका

अनामत रक्कम : चलन / पावती

उद्यान कार्यालय

13598

SI 25 A 118

खाते कोड नं. ४०
(उद्यान विभाग) दि.

पुणे महानगरपालिका

अनामत रक्कम : चलन / पावती

उद्यान कार्यालय

13598

SI 25 A 118

खाते कोड नं. ४०
(उद्यान विभाग) दि.

पुणे महानगरपालिका

अनामत रक्कम : चलन / पावती

उद्यान कार्यालय

खात्याचे नाव : मे.गेरा डेव्हलपमेंट प्रा. लि. तर्फे श्री.कुमार पी.गेरा
मालकाचे नाव :

पत्ता : २००, गेरा, प्लाझा, बाट. कलंब. रोड, पुणे. १

कामाचा तपशील

अनामत रक्कम
रुपये पैसेस.नं. २४, हिस्सा नं. १ ते ८, बावधन, पुणे येथील
बांधकामास अडथळा करणारे ३२ वृक्ष पुनर्रोपण
करणेच्या बदल्यात नविन ९६ वृक्षांची लागवड व
संवर्धनापोटी अनामत रक्कम

३,२०,०००/-

एकूण ... ३,२०,०००/-

अक्षरी एकूण रक्कम रुपये

तीन लाख वीस हजार रुपये फक्त


वृक्ष संरक्षिका
पुणे महानगरपालिका

वरीलप्रमाणे रोख / चेक / मनि-ऑर्डरने मिळाले.

पैसे मिळाल्याचा बँकेचा

शिक्का

दिनांक

मुमादा.मु. ११९८ (५०x४ पानी ५०० पुस्तके) ८-१४

स.सा. १२१

स्वाक्षरी

खाते कोड नं. ४०
(उद्यान विभाग) दि.

पुणे महानगरपालिका

अनामत रक्कम : चलन / पावती

उद्यान कार्यालय

13598

SI 25 A 118

खाते कोड नं. ४०
(उद्यान विभाग) दि.

पुणे महानगरपालिका

अनामत रक्कम : चलन / पावती

उद्यान कार्यालय

13598

SI 25 A 118

खात्याचे नाव : मे.गेरा डेव्हलपमेंट प्रा. लि. तर्फे श्री.कुमार पी.गेरा
मालकाचे नाव :

पत्ता : २००, गेरा, प्लाझा, बाट. कलंब. रोड, पुणे. १

कामाचा तपशील

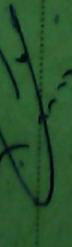
अनामत रक्कम
रुपये पैसेस.नं. २४, हिस्सा नं. १ ते ८, बावधन, पुणे येथील
बांधकामास अडथळा करणारे ३२ वृक्ष पुनर्रोपण
करणेच्या बदल्यात नविन ९६ वृक्षांची लागवड व
संवर्धनापोटी अनामत रक्कम

३,२०,०००/-

एकूण ... ३,२०,०००/-

अक्षरी एकूण रक्कम रुपये

तीन लाख वीस हजार रुपये फक्त


वृक्ष संरक्षिका
पुणे महानगरपालिका

वरीलप्रमाणे रोख / चेक / मनि-ऑर्डरने मिळाले.

पैसे मिळाल्याचा बँकेचा

शिक्का

दिनांक

मुमादा.मु. ११९८ (५०x४ पानी ५०० पुस्तके) ८-१४

स.सा. १२१

स्वाक्षरी



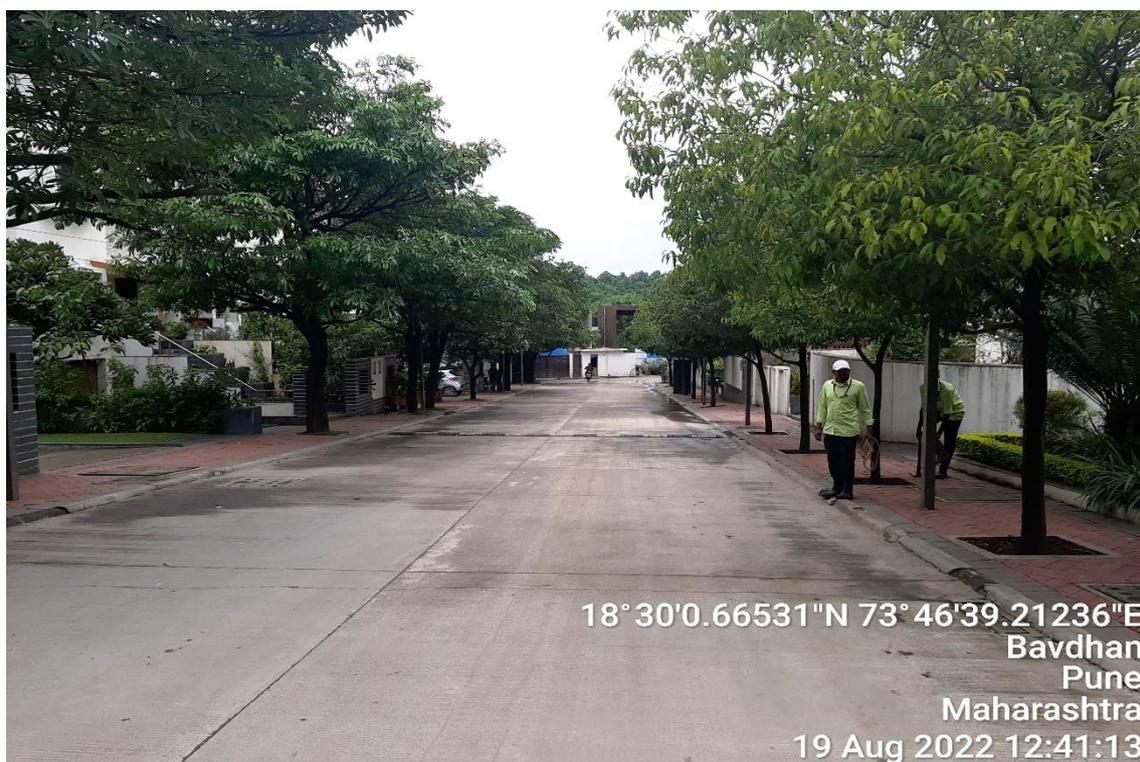
Photograph-1: Bore well installed within the project site.



Photograph-2: MBR based STP installed for treatment of domestic wastewater.



Photograph-3: Composting bins installed for processing of wet waste.



Photograph-4: A view of green belt developed within the project site.