

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 20.02.2023 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF O.A. NO. 94/2016 (WZ), DINBANDHU SINGH & ORS. V/s M/S. SERENE DEVELOPERS & ORS.

1.0 Background

Grievance in the Original Application No. 94 of 2016 (WZ), titled Dinbandhu Singh & Ors. vs M/s. Serene Developers & Ors, as per order dated 20/02/2023 of the Hon'ble NGT is the project by name 'Air Castles' located on Survey Nos.12/6, 12/7, 47/2, 47/3, 47/4, 47/18, 47/19, 47/5/1, 50/1/1A/1, 55/15 and 82 situated in village Marunji, Taluka Mulshi, District Pune, has been constructed without prior Environmental Clearance (EC), which was mandatory because right from beginning, the area of construction was beyond 20,000 sq.mtrs, carried out construction without obtaining Consent to Establish, handed over possession to the purchasers/flat owners without obtaining Consent to Operate & diversion of Nala due to said construction.

Hon'ble NGT directed vide order dated 20/02/2023 (copy of Hon'ble NGT order is given at Annexure-I) and relevant order is reproduced as below:

"6 We find that in the present case, no Joint Committee was constituted in order to submit a report before us regarding the position of the spot in the light of the allegations made by the applicants in the application. Therefore, we now constitute a Joint Committee consisting of: -

- (i) The Representative of the State Environment Impact Assessment Authority (SEIAA), Maharashtra.*
- (ii) The Representative of The Ministry of Environment, Forest and Climate Change (MoEF&CC);*
&
- (iii) The Representative of the Maharashtra Pollution Control Board (MPCB)."*

"7 The Committee is directed to visit the spot and submit the report with regard to spot position as on date within a period of 30 days positively. MPCB shall be the nodal agency thereof."

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT Order, the joint committee carried-out site inspection of the residential project named `Air Castles located on Survey Nos.12/6, 12/7, 47/2, 47/3, 47/4, 47/18, 47/19, 47/5/1, 50/1/1A/1, 55/15 and 82 situated in village Marunji, Taluka Mulshi, District Pune on 05/05/2023. The following joint committee members were present during the inspection:

- i. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- ii. Shri E. Thirunavukkarasu, Scientist 'E', MoEF&CC, Nagpur, Pune
- iii. Shri Shankar Waghmare, Regional Officer, MPCB, Pune

Also, Uday Yadav, Field Officer, SRO-II, MPCB-Pune has accompanied the joint committee during the inspection. Project Proponent Shri. Jitendra Punjabi, Representative of Project Proponent Shri Jagdeep Patil, Applicant Shri Sujit Channagire, & Advocate for applicant Shri Harshad Nanaware were present.

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 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

- i. At present PP does not have Environmental Clearance. However, PP has informed that they have submitted application for Environmental Clearance in Nov-2010 & same was discussed in 57th SEAC-3 meeting dtd. 31/03/2011 & compliances were received. Further, the case was discussed in 3rd SEAC-3 meeting dtd 09/01/2014 & probable violation was declared.
- ii. Further, PP has applied for obtaining EC under amnesty scheme on April-2018 as per MoEF&CC notification dtd 14/03/2017 & 08/03/2018 vide application no. SEIAA-STATEMENT-0000001279 for total plot area 49,750 Sq. Mtrs & total Built up area 81,496.28 Sq. Mtrs. (Application enclosed as Annexure-II)
- iii. TOR has been granted by SEAC in 100th meeting dtd. 26/12/2019 for preparation of EIA report & damage assessment studies. (Annexure-III).
- iv. Subsequently, PP has prepared EIA report & damage assessment report (Part -A & Part-B) & submitted on Parivesh portal dtd. 26/12/2022 vide no. SIA/MH/INFRA2/411561/2022 (Annexure-IV).
- v. Further, the final EIA report (Part-C) has been submitted on Parivesh Portal with UID No. SIA/MH/INFRA2/426455/2023 dtd. 18/04/2023 (Annexure-V).

Details of sanctioned plans, plinth certificate & building permissions is given at Table No. 1.

Table-1: Details, sanctioned plans, plinth certificate & completion certificate.

Sl. No.	Particulars	Plot Area (sq.m)	Configuration	Total Built-up Area (Sq. Mtrs)
1.	Sanctioned Layout PMH/NA/SR/403/09 dtd. 24/08/2010. (Annexure-VI)	44,200	Building A to M- P+8 &	Total FSI-27386.96 TBUA- 39,218.33 (As per Architect Certificate-Annexure-VII)
2.	Plinth Check Certificates dtd. 28.06.2011 (Annexure-VIII)	For Buildings A to K - P+8.		
3.	Building permission	PP has not obtained any Completion Certificate (CC) & Occupancy Certificate (OC)		

3.2 Status of the project

- i. During the committee visit PP has reported that the construction work started in the year 2010 & was completed in the year 2014.
- ii. PP has obtained the first plinth check certificate vide dated 28.06.2011 for Building 'A' to "K' which is as per layout sanctioned plan vide no. PMH/NA/SR/403/09 dtd. 24/08/2010 with TBA of 39,218.33 sq.m granted by Town Planning. It is observed from the aforesaid plinth check certificates that the TBA of aforesaid layout sanctioned plan vide dated 24.08.2010 is more than the 20,000 sq.m. The aforesaid layout sanctioned plans attract prior EC requirements as per the provisions of EIA Notification, 2006. PP has not obtained prior EC and has violated provisions of the EIA Notification 2006.
- iii. At present construction has completed 13 buildings (Building A to M) having configuration of P+8 for each at site. PP has handed over the occupancy to the flat owners. At present there is no any construction activity in progress. PP has proposed to construct an additional 04 nos of buildings (Building N to Q) having

proposed BUA of 43797.22 Sq. Mtrs. as per application for EC.

3.3 Observations w.r.t. Consent to Establish and Consent to Operate:-

- i. Initially, PP had obtained Consent to Establish for total plot area of 49750 Sq. mtrs. & proposed construction built up area of 106350 Sq. Mtrs. on 10.09.2014. (Annexure-IX)
- ii. Afterwards PP has neither revalidated the C to E dtd 10.09.2014 nor obtained fresh C to E & thereby violated the Consent conditions.
- iii. It is observed that PP has started construction activity without obtaining Consent to Establish which has been confirmed from plinth check certificate obtained by PP dtd. 28.06.2011.
- iv. PP has not applied/obtained any Consent to Operate till date & handed over possessions to the flat owners.
- v. As per the directives of Hon'ble NGT order dtd. 20/02/2023 at sr. no. 8 is reproduced as below,

"We are in the view that MPCB also needs to be directed in this case to quantify the environmental damages on account of non-obtaining of Consent to Establish & Consent to Operate."

The proposal for the same with respect to non-obtaining of Consent to Establish & Consent to Operate and penal charges thereby is under the review of higher authority at HQ, Mumbai.

The Environment Damages may be calculated by approach paper by SEIAA with their expertise team as done in violation cases previously.

3.4 Observations during the visit dtd 09/05/2023 wrt other Environmental Services

- i. PP has provided Sewage Treatment Plant (STP) based on MBBR technology of reported design capacity of 440 KLD (Annexure-X). Various unit operations & processes of STP are Bar screen chamber Oil & grease trap Equalization tank MBBR tank Clarifier Dual Media filter Treated wastewater tank. During visit STP was found in operation. PP is utilizing treated STP wastewater for

- flushing & gardening purpose. At present STP handed over & is being operated by Society.
- ii. PP has installed & commissioned OWC having reported capacity of 500 Kg/D & same is handed over to society but still date same is not brought in operation by society (**Annexure-XI**). At present the waste is segregated into dry & wet waste & segregated solid waste is being stored near the main gate & same is being disposed through Grampanchayat Marunji.
 - iii. As informed by PP the source of fresh water is from outside tankers. PP has also informed that they have obtained permission from the Irrigation department (**Annexure-XII**) to lift water for domestic use & pipeline work laying work is completed.
 - iv. PP has provided 18 nos. of rainwater recharge pits for recharging of ground water. (Strom Water Layout **Annexure-XIII**).
 - v. PP has installed 64 PV panels & 116 nos of Solar Hot water panels. However, the same is not in operation (Solar Panel Layout- **Annexure-XIV**).
 - vi. PP has planted 535 trees on site. (Landscape layout **Annexure-XV**).
 - vii. PP has not provided proper storm water drain arrangement as pool of rainwater observed near STP.
 - viii. There is no Nala diversion observed during visit, only nalla is concreted.

4.0 Comment on Legal Matters:

Maharashtra Pollution Control Board had filed Criminal Case against PP in the court of Judicial Magistrate, Pune vide no. R.C.C No. 887/2015 alleging that PP have committed the offence under section 15 read with section 16 of the Environment (Protection) Act, 1986 and the Environment Impact Assessment Notification, 2006 (EIA Notification, 2006). The case is disposed of on 02/01/2019 with order sentence to pay fine of Rs. 90,000/-. (Judgement- **Annexure-XVI**).

5.0 Remarks of committee: -

Upon perusal of the above observations and documents verified it is concluded that project proponent i.e. M/s. Serene Developers have constructed 13 nos of buildings (P+8) and handed over possessions to the flat owners without obtaining Environmental Clearance, Consent to Establish and Consent to Operate from Board.



(Pankaj Joshi),
Member, SEIAA



(E. Thirunavukkarasu)
Scientist 'E'
MoEF&CC, Nagpur



(Shankar Waghmare)
Regional Officer,
MPCB, Pune

Item No.5

(Pune Bench)

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

(By Video Conferencing)

ORIGINAL APPLICATION NO.94 OF 2016 (WZ)

Dinbandhu Singh & Ors.

.... Applicants

Versus

M/s Serene Developers & Ors.

....Respondents

Date of hearing : 20.02.2023

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**Applicants : Mr. Sitesh Sharma, Advocate holding for Mr. Harshal
Nanaware, AdvocateRespondents : Mr. Sachin Gore, Advocate for R-1
Mr. R.B. Mahabal, Advocate for R-3 and R-7
Ms. Manasi Joshi, Advocate for R-6**ORDER**

1. From the side of the applicant, learned counsel Mr. Sitesh Sharma has appeared and states that he has filed today additional compilation of documents (pages 3088 to 3111 of the paper-book) which contains the Minutes of SEAC-3 meeting dated 28.12.2019 and Standard Operating Procedure (SoP) issued by the Ministry of Environment, Forest and Climate Change dated 07.07.2021.

2. From the side of respondent No.1 - M/s Serene Developers/Project Proponent, learned counsel Mr. Sachin Gore has appeared and states that he has filed additional submissions alongwith compilation of documents (pages 2537 to 3084 of the paper-book). The learned counsel for the applicant states that he has received the copy of the same on last Friday and therefore, he needs some time to go through the same, to verify the truthfulness thereof and rebut the same, if required.

3. The present application deals with the project by name 'Air Castles' located on Survey Nos.12/6, 12/7, 47/2, 47/3, 47/4, 47/18, 47/19, 47/5/1, 50/1/1A/1, 55/15 and 82 situated in village Marunji, Taluka Mulshi, District Pune, which has been prayed to be demolished and status quo ante be granted because it is alleged by the applicants that the said project has been constructed without prior Environmental Clearance (EC), which was mandatory because right from beginning, the area of construction was beyond 20,000 sq.mtrs. Besides that, there are several other violations alleged to have been committed by the Project Proponent based on which the damages are also prayed to be awarded. The applicants herein are flat owners and have alleged that they have been cheated by the Project Proponent by not disclosing that the said project has been constructed in violation of mandatory provisions of EIA Notification, 2006 as well as other necessary conditions.

4. From the side of the respondent No.1/Project Proponent, it has been admitted that they had not been granted prior EC before they started construction work and that they have initiated the process for obtaining *ex post facto* EC under 'violation window', which was provided under Notification dated 14.03.2017, time period of which was extended by Madras High Court for one month and that they have moved an application before SEIAA for grant of *ex post facto* EC on 13.04.2018 which was the last date on which the extended time was to expire and the said application is still under consideration. Mr. Sachin Gore, the learned counsel for respondent No.1 has shown several documents that TOR was granted to respondent No.1 on 26.12.2019 and since thereafter the matter is still under consideration of SEIAA. He did admit before us that the Consent to Establish is obtained on 10.09.2014 while the construction work had started in the year 2010. Therefore, the violation of not obtaining Consent to Establish has been admitted. The said Consent expired on 09.09.2019. The construction had

already been completed by the Project Proponent in 2014 and possession of the flats was also handed over to the purchasers/flat owners. He has also admitted that he has not obtained Consent to Operate. Therefore, the fact of two violations regarding Consent to Establish and Consent to Operate has been admitted candidly.

5. From the side of respondent No.7 – SEIAA, learned counsel Mr. R.B. Mahabal states that he has filed reply-affidavit and has clarified that in case the TOR had been issued to respondent No.1/Project Proponent in the year 2019, respondent No.1 has not provided to them the EIA report which could be submitted in December, 2022 which is apparently submitted after considerable delay, which is under consideration now. Therefore, the current status is that *ex post facto* EC is under consideration.

6. During argument, learned counsel for the applicants has vehemently tried to establish that there was a nalla which was flowing through the project property, the stream of which has now been diverted because of the said construction, which is disputed by the learned counsel for respondent No.1/Project Proponent stating that it is still flowing. We find that in the present case, no Joint Committee was constituted in order to submit a report before us regarding the position of the spot in the light of the allegations made by the applicants in the application. Therefore, we now constitute a Joint Committee consisting of one member each of SEIAA, MPCB and MoEF&CC. MPCB shall be the nodal agency thereof. We direct the Committee to visit the spot and submit the report with regard to spot position as on date within a period of 30 days positively.

7. We have already heard the arguments of the learned counsel for the applicants and partly arguments of the learned counsel for respondent No.1/Project Proponent.

8. We are of the view that MPCB also needs to be directed in this case to quantify the environmental damages on account of non-obtaining of Consent to Establish and Consent to Operate and a report in that regard shall also be

filed within a period of one month, a copy of which shall be served on the other parties.

9. We make it further clear that the proceeding for grant of *ex post facto* EC, which is pending before SEIAA, shall not be treated to have been stayed by us, rather the same would be expedited. The Committee is further directed to make inspection after giving notice to the parties concerned.

10. Put up this case on 17.04.2023 for further consideration.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

February 20, 2023
O.A. No.94 OF 2016 (WZ)
npj

100 SEAC-3 Meeting Day-01

SEAC Meeting number: 100 Meeting Date December 26, 2019

Subject: Environment Clearance for Air Castle Proposed Residential Project at Su. No. 12/6, 27/7, 47/2, 47/3, 47/4, 47/5/1, 47/18, 47/19, 50/1/1A/1, 55/15, 82 A/P Marunji Tal Mulshi. Dist Pune by Serene developers.

Is a Violation Case: Yes

1.Name of Project	Air Castle Proposed Residential Project at Su. No. 12/6, 27/7, 47/2, 47/3, 47/4, 47/5/1, 47/18, 47/19, 50/1/1A/1, 55/15, 82 A/P Marunji Tal Mulshi. Dist Pune by Serene developers.
2.Type of institution	Private
3.Name of Project Proponent	Jeetu Punjabi/ Vineet Goyal
4.Name of Consultant	VK:e environmental
5.Type of project	Housing project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Proposed Residential Project at 12/6, 12/7, 47/2, 47/3, 47/4, 47/5/1, 47/18, 47/19, 50/1/1A/1, 55/15, 82 A/P Marunji Tal Mulashi. Dist. Pune.
9.Taluka	Mulashi.
10.Village	Marunji
Correspondence Name:	S no. 37 oppo. Dilip Vengaskar Cricket Academy, Thergaon Pune.
Room Number:	S no. 37
Floor:	S no. 37
Building Name:	S no. 37
Road/Street Name:	oppo. Dilip Vengaskar Cricket Academy
Locality:	oppo. Dilip Vengaskar Cricket Academy Thergaon
City:	Pune
11.Whether in Corporation / Municipal / other area	PMRDA
12.IOD/IOA/Concession/Plan Approval Number	In Process IOD/IOA/Concession/Plan Approval Number: PRA/NASR/409/2009 Approved Built-up Area: 43670.67
13.Note on the initiated work (If applicable)	13 residential buildings exist on site.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	49,750.00 m2
16.Deductions	681.49 m2
17.Net Plot area	49,068.51 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 49,946.29 m2 b) Non FSI area (sq. m.): 31,549.99 m2 c) Total BUA area (sq. m.): 81496
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 27386.96 Approved Non FSI area (sq. m.): 16283.71 Date of Approval: 24-08-2010
19.Total ground coverage (m2)	13,248.49
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	27.50 %
21.Estimated cost of the project	95000000

Joy S. Thakur
Joy S.Thakur (Secretary
SEAC-III)

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Name: K A T A N D
Signature: Anil Kale
Shri. Anil Kale (Chairman
SEAC-III)

22. Number of buildings & its configuration

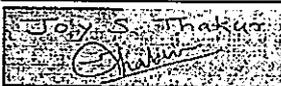
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building A	Parking + 8	26.6
2	Building B	Parking + 8	26.6
3	Building C	Parking + 8	26.6
4	Building D	Parking + 8	26.6
5	Building E	Parking + 8	26.6
6	Building F	Parking + 8	26.6
7	Building G	Parking + 8	26.6
8	Building H	Parking + 8	26.6
9	Building I	Parking + 8	26.6
10	Building J	Parking + 8	26.6
11	Building K	Parking + 8	26.6
12	Building L	Parking + 8	26.6
13	Building M	Parking + 8	26.6

23. Number of tenants and shops	3690 Persons
24. Number of expected residents / users	3690 Persons
25. Tenant density per hectare	745 Tenants/hectare
26. Height of the building(s)	
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 m Road
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
29. Existing structure (s) if any	13 buildings with approx built up area 37,699.06 m ²
30. Details of the demolition with disposal (If applicable)	Not Applicable

31. Production Details

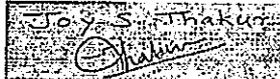
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

32. Total Water Requirement

 Joy S. Thakur (Secretary SEAC-III)	SEAC Meeting No: 100 Meeting Date: December 26, 2019	Page 146 of 169	Name: <i>Kale Anil D</i> Signature: <i>Anil D</i> Shri. Anil Kale (Chairman SEAC-III)
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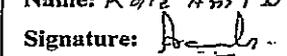
Dry season:	Source of water	Mula river Prior permission obtained from Irrigation Department
	Fresh water (CMD):	335.60
	Recycled water - Flushing (CMD):	166.05
	Recycled water - Gardening (CMD):	73.14
	Swimming pool make up (Cum):	3.50
	Total Water Requirement (CMD) :	574.79
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	20
	Excess treated water	186.77
Wet season:	Source of water	Mula river Prior permission obtained from Irrigation Department
	Fresh water (CMD):	333.10
	Recycled water - Flushing (CMD):	166.05
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	1
	Total Water Requirement (CMD) :	499.15
	Fire fighting - Underground water tank(CMD):	300
	Fire fighting - Overhead water tank(CMD):	20
	Excess treated water	259.86
Details of Swimming pool (If any)	<p>Dimension of Swimming Pool: Area of pool:175 Sq.m Depth: 1.2 m Volume of swimming pool: 259 m3</p> <p>Total make up Water Requirement in KLD: 3.5 m3 Water requirement for make up in KLD : 105 m3/month (In summer) 30 m3/month (in monsoon & winter)</p> <p>Details of Plant & Machinery used for treatment of Swimming Pool water: Ozone system with chlorination unit along with the entire setup for water filtration and control panel.</p> <p>Details of quality to be achieved for swimming pool water: pH = 7 to 7.6 Chlorine content = 0.8 to 1 ppm</p> <p>Capital cost: 72,00,000/- O & M cost: 4,20,000/-</p>	

33.Details of Total water consumed


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Shri. Anil Kale (Chairman
SEAC-III)

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

34. Rain Water Harvesting (RWH)	Level of the Ground water table:	8 m
	Size and no of RWH tank(s) and Quantity:	Not applicable
	Location of the RWH tank(s):	On ground
	Quantity of recharge pits:	28
	Size of recharge pits :	1 m X 1 m X 1 m
	Budgetary allocation (Capital cost) :	28,00 000
	Budgetary allocation (O & M cost) :	3,00,000
	Details of UGT tanks if any :	UG Tank Capacity for Residential and Commercial UG Tank Capacity for Residential and Commercial Raw water compartment: 100 m3 Domestic water compartment: 400 m3 Fire water compartment: 300 m3 Flushing water compartment: 170 m3

35. Storm water drainage	Natural water drainage pattern:	The storm water collected through the storm water drains of adequate capacity will be led to recharge pits and surplus shall be discharged into the existing water course.
	Quantity of storm water:	577.99 cum/hr
	Size of SWD:	600 mm

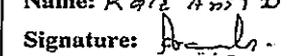
Sewage and Waste water	Sewage generation in KLD:	448.335
	STP technology:	MBBR
	Capacity of STP (CMD):	1, 450
	Location & area of the STP:	On ground
	Budgetary allocation (Capital cost):	1,15,00,000
	Budgetary allocation (O & M cost):	16,50,000

36. Solid waste Management


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Shri. Anil Kale (Chairman SEAC-III)

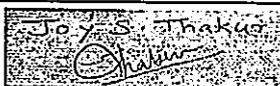
Waste generation in the Pre Construction and Construction phase:	Waste generation:	30 Kg/day
	Disposal of the construction waste debris:	The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.
Waste generation in the operation Phase:	Dry waste:	738 kg
	Wet waste:	1107 kg
	Hazardous waste:	Not applicable.
	Biomedical waste (If applicable):	Not applicable.
	STP Sludge (Dry sludge):	55 kg
	Others if any:	Not applicable.
Mode of Disposal of waste:	Dry waste:	Dry waste will be segregated into recyclable and non-recyclable waste will be managed by SWACH
	Wet waste:	Biodegradable waste will be treated through on-site Organic Waste Converter
	Hazardous waste:	Not applicable.
	Biomedical waste (If applicable):	Not applicable.
	STP Sludge (Dry sludge):	will be used as manure
	Others if any:	Not applicable.
Area requirement:	Location(s):	On ground
	Area for the storage of waste & other material:	total 135 sq.m
	Area for machinery:	total 135 sq.m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	30,50,000
	O & M cost:	8,50,000

37. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	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			

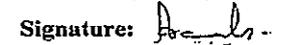
38. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable						


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

39.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	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total	
1	Not applicable	Not applicable	Not applicable	Not applicable	
41.Source of Fuel		Not applicable			
42.Mode of Transportation of fuel to site		Not applicable			

43.Green Belt Development

Total RG area :	14778.27 sq m
No of trees to be cut :	0
Number of trees to be planted :	644
List of proposed native trees :	Refer below list
Timeline for completion of plantation :	Till operation Phase

44.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	Terminalia Katappa	Badam	50	Small, deciduous, fruit bearing tree
2	Alianthus excelsa	Maharukh	74	Large tree, fruit bearing, good for roadside plantation.
3	Erythrina indica	Panghara	76	Medium sized deciduous tree, bright scarlet colored flowers
4	Anthocephallus kadamba	Kadamba	67	Shady, large tree, ball shaped flowers,
5	Michelia champaca	Son chafa	58	Medium sized evergreen tree, fragrant yellow flowers, butterfly host plant
6	Bahunia blackiana	Kanchan	16	Large evergreen tree, large flowers
7	Oreodoxa regia	Royal Palm	29	Nitrogen fixer, ornamental plant
8	Mahogany justicia	Mahogany	4	Large evergreen tree
9	Plumeria rubra	Dev chafa	40	White /pinkish coloured flowering, ornamental
10	Dwarf coconut	Naral	20	Fruiting, tall handsome tree
11	Acacia mangium	Acacia mangium	39	A medium sized tree, widely grown along roads, grows in warm climate, under both dry and wet condition.
12	Cordia sebastina	Orange Geiger Tree	13	Shady, large tree, ball shaped flowers,

Joy S. Thakur
Secretary
SEAC-III

Joy S.Thakur (Secretary
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Name: K. Anil D
Signature: Anil D
Shri. Anil Kale (Chairman
SEAC-III)

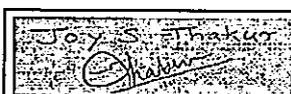
13	Dellinia indica	Elephant foot	8	Ornamental,
14	Lagerstromia indica	Taman	12	State flower tree of Maharashtra. Medium sized tree, beautiful purple flowers, grows well in both dry and humid climate.
15	Fiscus elastica	Rubber tree	28	Medicinal plant, big leaf plant
16	Cassia fistula	Amaltas	5	Medium sized deciduous tree. Beautiful yellow flowers, butterfly host plant.
17	Spathodea campanulata	Pichkari	5	A handsome large deciduous tree. Good for road side plantation.
18	Magnolia grandiflora	Kavthi chafa	8	Medium sized, evergreen tree, fragrant yellow flowers, butterfly host plant.
19	Tabebuia argentea	Yellow trumpet	13	Medium height, deciduous, fruit bearing tree, spreading branches.
20	Tabebuia rosea	Pink trumpet	11	Medium deciduous, flowering, fruit bearing tree.
21	Crayota urenus	Fishtail palm	2	Large deciduous tree
22	Foxtail palm	Foxtail palm	18	Large deciduous tree
23	Callistemon lanceolatus	Bottle brush	7	Low evergreen tree, produces bright red flowers.
24	Millingtonia hortensis	Akash neem	13	Medium, deciduous, fruit bearing, corky bark.
25	Delonix regia	Gulmohar	3	Large deciduous tree, flowers attract many birds
26	Ficus benjamina	Ficus tree	8	Ornamental, green leaf tree
27	Filicium decephens	Filicium decephens	17	Evergreen, tall tree bird hosting tree

45. Total quantity of plants on ground

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

Serial Number	Name	C/C Distance	Area m2
1	NA	NA	NA

47. Energy


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SEAC-III)SEAC Meeting No: 100 Meeting Date:
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Name: K. G. Anil D

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

Power requirement:	Source of power supply :	MSCDCI
	During Construction Phase: (Demand Load)	30 kw
	DG set as Power back-up during construction phase	40 KVA
	During Operation phase (Connected load):	4092
	During Operation phase (Demand load):	3637.33
	Transformer:	22KV/630 KVA - 6 No's 22KV/315KVA - 1 No
	DG set as Power back-up during operation phase:	200 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48. Energy saving by non-conventional method:

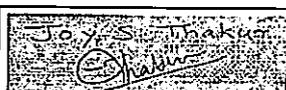
- Solar water heating systems will be done for bathrooms.
- Solar lights will be provided for common amenities like Street lighting & Garden lighting.
- CFL & LED based lighting will be done in the common areas, landscape areas, signage's, entry gates and boundary compound walls etc.
- Auto Timer switches will be provided for Street lights, Garden lights, Parking & staircase Lights & other common area Lights, for saving electrical energy.
- Water level controllers with timers will be used for Water pumps.
- To create awareness to end consumer or flat owner, for using energy efficient light fittings like CFL, T5 Lamps & LED lights.

49. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	<ul style="list-style-type: none"> • Solar water heating systems will be done for bathrooms. • Solar lights will be provided for common amenities like Street lighting & Garden lighting. • CFL & LED based lighting will be done in the common areas, landscape areas, signage's, entry gates and boundary compound walls etc. • Auto Timer switches will be provided for Street lights, Garden lights, Parking & staircase Lights & other common area Lights, for saving electrical energy. • Water level controllers with timers will be used fo 	2.87%

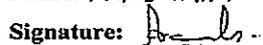
50. Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable


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Name: K १११ ११११ ११
Signature: 
Shri. Anil Kale (Chairman SEAC-III)

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs 85.44 000
	O & M cost:	Rs 1.95,000

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air environment	Erosion control - dust suppression measures, barricading and top soil preservation	44,77,500
2	Land	Labour Camp toilets & sanitation	1,50,000
3	Health and safety	Labour Safety	12,00,000
4	Environment	Environmental Monitoring (Air, noise, soil, water)	1,85,600
5	Health and safet	Disinfection and Health Check-ups	96,000
6	Environmental Management	Environmental Management cell	1,42,000
7	Health and safety	Safety Training	2,00,000
8	Waste Water Management	Modular STP	15,00,000

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage treatment plant	1 slp	1,15,00,000	16,50,000
2	Solid waste management	1 owc	30,50,000	8,50,000
3	Landscaping	development and maintenance of green area	2,00,00,000	3,00,000
4	Rain water harvesting	recharge pits	28,00,000	3,00,000
5	Environmental Monitoring	air, water, noise, soil, waste water, owc manure	NA	2,52,500
6	WTP cost	WTP cost	Rs 20,00,000	4,85,000
7	DG set (excluding Fuel Cost)	DG set	85,44,000	1,95,000
8	Drainage water management	Drainage water management	20,00,000	NA
9	Solar PV	Solar PV	17,5000	3,5000

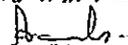
51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Joy S. Thakur
Secretary

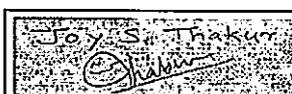
Joy S.Thakur (Secretary
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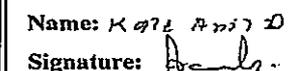
Name: श्री. अनिल काले
Signature: 
Shri. Anil Kale (Chairman
SEAC-III)

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
52. Any Other Information							
No Information Available							
53. Traffic Management							
	Nos. of the junction to the main road & design of confluence:	The site is located in a residential zone in Marunji. The development will be accessible from 18 m wide road while the internal access ways are 12 m & 6 m wide.					
Parking details:	Number and area of basement:	NA					
	Number and area of podia:	NA					
	Total Parking area:	9,648.00 sq m					
	Area per car:	30 sq m					
	Area per car:	30 sq m					
	Number of 2-Wheelers as approved by competent authority:	976					
	Number of 4-Wheelers as approved by competent authority:	268					
	Public Transport:	NA					
	Width of all internal roads (m):	6 m, 12m					
	CRZ/ RRZ clearance obtain) if any:	NA					
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA					
	Category as per schedule of EIA Notification sheet	Building and construction project					
	Court cases pending if any	Yes					
	Other Relevant Informations	13 residential buildings exist on site as per sanction received. All environmental services has been provided on site.					


Joy S. Thakur (Secretary SEAC-III)

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

	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Environmental Impacts of the project	-
Water Budget	-
Waste Water Treatment	-
Drainage pattern of the project	-
Ground water parameters	-
Solid Waste Management	-
Air Quality & Noise Level issues	-
Energy Management	-
Traffic circulation system and risk assessment	-
Landscape Plan	-
Disaster management system and risk assessment	-
Socioeconomic impact assessment	-
Environmental Management Plan	-
Any other issues related to environmental sustainability	-

Brief information of the project by SEAC

PP submitted their application for prior Environmental clearance for total plot area of 49,750.00 m², FSI area of 49,946.29 m², Non FSI area of 31,549.99 m² and total BUA of 81496 m².

Now, the PP has applied as per the MoEF&CC Notification dated 14/03/2017 and 8/03/2018. The PP informed that the total constructed area on site is: 37,699.06 m².


Joy S. Thakur (Secretary SEAC-III)

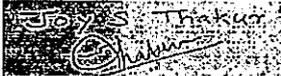
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Name: *Kale Anil D*
Signature: *Anil D*
Shri. Anil Kale (Chairman SEAC-III)

DECISION OF SEAC

SEAC-AGENDA-00000000371


Joy S. Thakur (Secretary
SEAC-III)

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Name: *श्री. अनिल काले*
Signature: *Anil Kale*
Shri. Anil Kale (Chairman
SEAC-III)

The proposal is appraised as category B(a) B2. After deliberation, Committee hereby records approval to the following Terms of Reference for undertaking Environment Impact Assessment (EIA) and preparation of Environment Management Plan (EMP) for further discussion and consideration of SEAC.

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

1. Project Description

1. Project description, its importance and the benefits.
2. Project site details (location, topoback of the study area of 10 km, Coordinates, Google map, layout map, land use, ecological features and geo-hydrological status of the study area, drainage), Hydro-ecological survey report with graphs & data.
3. Land use as per the approved Master Plan of the area, Permission/approvals received from the land owning agencies, Development Authorities, Local Body, Water supply & Sewerage Board, etc.
4. Land acquisition status, If & R details.
5. Forest and Wildlife and eco sensitive zones, if any in the study area of 10 km. Any sensitive areas in respect such as archaeological structures, reserved forest, ecologically sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
6. (i) High Tension wires if any on the plot.
7. (ii) Plan showing HPI.
8. (i) Permission granted by State Government to tabular and chronological form. Comparative statement of components approved and components constructed as per earlier EC if applicable and proposed development.
9. (ii) PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from architect for completed work.

2. Base Line Data

10. (i) Baseline environmental study for ambient air (PM₁₀, PM_{2.5}, SO₂, NO₂) & CO₂ water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CEA guidelines at minimum 5 locations in the study area of 10 km. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
11. (ii) Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees.
12. (iii) Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
13. (iv) Source of water for different identified purposes with the permission required from the concerned authorities, both for surface water and the ground water (By CGWA) as the case may be, Rain water harvesting, etc.
14. (v) Socio-economic infrastructure details (including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
15. (vi) PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site, total runoff calculations before and after development.
16. (vii) PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report.

3. Traffic Impact Study in detail including:

17. (i) Traffic Management Plan for the development - internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
18. (ii) Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.
19. (iii) Topographic details of roads and intersections of the surrounding roads where counts are taken, actual geometry on ground to be shown with dimensions.
20. (iv) Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.
21. (v) Working statement mentioning parking as per DCR & parking provided actually.
22. (vi) Basement ventilation plan, Fire Trolley Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, GWT and DOL for each showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.

4. Environmental Impact and Management Plan

23. (i) Identify sources of air pollution, suitable mitigation measures to reduce Air pollution/Noise pollution.
24. (ii) Debris management plan including all details required for recycling, (iii) contour plan, (iv) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
25. (iii) Management of solid waste and the construction & demolition waste for the project as per the Solid Waste Management, Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E-waste, and debris/ashes earth etc. PP to provide the detailed solid waste management plan along with method (location) of the master plan. Design details of waste processing equipment such as GWT/Loggia plants conforming to the technical requirements to meet the quality products.
26. (iv) Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STPs along with DOB load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculations for the disinfection of the treated STP water. PP to submit cross sectional drawing of STPs showing dimensions and ground level. PP to provide details for tertiary treatment. PP to mark the area reserved for all STPs as master layout with dimensions.
27. (v) PP to show internal storm water drain and sewer line arrangements up to final disposal point.
28. (vi) Provision of mandatory RD area on steps (and) submit the drawing with calculations regarding entire mandatory RD is provided on the plot where residential buildings are proposed.
29. (vii) A detailed phase wise development plan with safety planning where occupancy has been given.
30. (viii) If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas adjacent to water bodies / natural storm water drain / river etc., is involved, detailed environmental protection approach for the same shall be provided.
31. (ix) Separate chapter on Renewable energy to EIA report. PP to submit termcon plan for installing solar panels with passive calculations of energy saving. Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project. Report on EIRB compliance.
32. (x) Provide details of Solar PV and Solar water heater in the specific format. PP to carry out shadow analysis for identifying the roof-top area for providing solar panels.
33. (xi) Environmental status report including analysis reports of all environmental protection facilities if any commissioned.
34. (xii) PP to submit Disaster management plan.
35. (xiii) Preparation of site specific, executable and auditable environmental management plan (EMP)

5. Environmental Modelling and additional studies

36. (i) Fugitive dust modelling using local meteorological data.
37. (ii) Ecological footprint calculation using LCA approach.
38. (iii) Estimation of Carbon footprint of the project.
39. (iv) Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
40. (v) Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
41. (vi) Preparation of remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.

6. NOCs, Undertakings and CER:

42. (i) NOCs required: a) CTD NOC, b) Water supply NOC with quantity, c) Drainage NOC, d) Non biodegradable waste disposal.
43. (ii) Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency EML, etc.
44. (iii) PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund contribution & agreement or consent of executor.
45. (iv) PP to refer "approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance" available on the portal "ecompam".

Specific Conditions by SEAC


Joy S. Thakur (Secretary SEAC-III)

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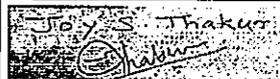
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Name: K. Anil D
Signature: Anil D
Shri. Anil Kale (Chairman SEAC-III)

FINAL RECOMMENDATION

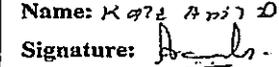
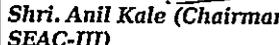
The Committee decided to Grant ToR subject to the above observations,PP requested to prepare and submit EIA report as per EIA Notification, 2006 and amendments thereof.

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Joy S.Thakur (Secretary
SEAC-III)

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

Applied On : 2/12/2022

CAF/109631/2022

Applicant : Jeetu Panjabi

[View CAF](#)

Apply Project Clearance

Select Clearance Type

Select Application Form

Select Applicable Form

Apply

Clearances Applied

Form-1 (Part-A): Information for Scoping (for Category - A/B1) / Appraisal for Category - B2 (including Building & Construction projects under 8 (a))

Proposal No.	State	Status	Date of Submission
SIA/MH/INFRA2/411561/2022	MAHARASHTRA	SUBMITTED	26/12/2022

[View History](#)

27
3174

2/10/23, 1:56 PM

Gmail - Confirmation for Proposal submission.



Rohit Kumta <ecaircastle@gmail.com>

Confirmation for Proposal submission.

1 message

monitoring-ec@nic.in <monitoring-ec@nic.in>
To: ecaircastle@gmail.com

Mon, Dec 26, 2022 at 5:51 PM

Successful submission of application

Your application on PARIVESH Portal for Form-1 (Part-A): Information for Scoping (for Category – A/B1) / Appraisal for Category – B2 (including Building & Construction projects under 8 (a)) has been successfully submitted on 26-12-2022. MoEFCC.



5/16/23, 3:48 PM

Gmail - Acceptance Letter for EC Application(SEIAA)



Rohit Kumta <ecaircastle@gmail.com>

Acceptance Letter for EC Application(SEIAA)

1 message

dattatray.bhalerao@nic.in <dattatray.bhalerao@nic.in>
To: ecaircastle@gmail.com
Cc: monitoring-ec@nic.in, psec.env-1@maharashtra.gov.in

Wed, Apr 19, 2023 at 11:03 AM

Acceptance Letter for EC**F.No.- SIA/MH/INFRA2/426455/2023**

State Environment Impact Assessment Authority

Maharashtra

**Environment Dept 15 th Floor, New Administrative Building.,Mantralaya
Mumbai.**

Dated: 19 Apr 2023

To,

SERENE DEVELOPERS
, 329
Maharashtra , 411017

Subject : Proposed Residential project "Air Castle" at S. No. 12/6, 27/7, 47/2, 47/3, 47/4, 47/5/1, 47/18, 47/19, 50/1/1A/1, 55/15, 82 A/P Marunji , Mulshi Taluk ,Pune by Serene Developers

Sir,

This has reference to your proposal No. SIA/MH/INFRA2/426455/2023 dated 18 Apr 2023 regarding grant of Environmental/CRZ Clearance for the above mentioned proposal.

2. This is to acknowledge that the soft copies of EIA/EMP/other reports along with the proceedings of Public Hearing (if applicable to the instant project) have been uploaded on Parivesh Portal.

Yours Sincerely

SEIAA, Maharashtra

- वाचा :- १) मे. सीरीन डेव्हलपर्स फर्म तर्फे भागीदार श्री. राजकुमार रामचंद्र पंजाबी व श्री. विनीत कृष्णकुमार गोयल रा. ए-१०२ आयसीसी ट्रेड टॉवर सेनापती बापट रोड पुणे १६ यांचा दि. २९/१२/२००९ रोजीचा अर्ज
- २) मा.आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्रमांक मह-२२/ जमिन/ जनरल/ आरआर/७७२/०३ दिनांक २२/९/२००३
- ४) सहाय्यक संचालक, नगर रचना: पुणे ३० यांचेकडील रेखांकन/एनएबीपी/गौ. मारुजी /ता. मुळशी/स.नं.१२/६ व इतर /ससंपु/२२०८/दि. १/७/२०१०



जिल्हाधिकारी कार्यालय पुणे
महसूल शाखा
क्र.पमअ/एनए/एसआर/४०३/०९
पुणे १ दि. २९/८/२०१०.

विषय:- अकृषिक परवानगी

मौजे मारुजी ता. मुळशी येथील स.नं. १२/६, ४७/५/१, ५०/१/अ/१, ५५/१५ व ८२ मधील ४४२०० चौ.मी. निवासी वापरसाठी म.ज.म. अधि. १९६६ चे कलम ४४ अन्वये अकृषिक परवानगी व बांधकाम परवानगी मिळणेबाबत

आदेश

मे. सीरीन डेव्हलपर्स फर्म तर्फे भागीदार श्री. राजकुमार. रामचंद्र पंजाबी व श्री. विनीत कृष्णकुमार गोयल रा. ए-१०२ आयसीसी ट्रेड टॉवर सेनापती बापट रोड पुणे १६ यांनी दि. २९/१२/२००९ रोजी विषयांकित जमीनीमध्ये निवासी वापरसाठी अकृषिक व बांधकाम परवानगी मिळणेकामी या कार्यालयाकडे विनंती अर्ज केलेला आहे.

मौजे मारुजी ता. मुळशी जि. पुणे येथील खालील वर्णनाची जमीन मे. सीरीन डेव्हलपर्स फर्म तर्फे भागीदार श्री. राजकुमार रामचंद्र पंजाबी व श्री. विनीत कृष्णकुमार गोयल यांचे नावे खालील प्रमाणे हक्कनोंदणीस दाखल आहे.

अ.क्र.	मूळ जमीन मालकाचे नांव	स. नं	क्षेत्र (चौरस मिटर)
१	मे. सीरीन डेव्हलपर्स फर्म तर्फे	१२/६	४००.०० चौ.मी.
२	भागीदार श्री. राजकुमार रामचंद्र	४७/५/१	७८००.०० चौ.मी.
३	पंजाबी व श्री. विनीत कृष्णकुमार	५०/१/अ/१	२४१००.०० चौ.मी.
४	गोयल	५५/१५	५८००.०० चौ.मी.
५		८२	६१००.०० चौ.मी.
	एकूण		४४२००.०० चौ.मी.

अर्ज ठराविक नमुन्यात दिलेला आहे. अर्जासोबत सादर केलेल्या सर्व हक्कनोंद उतान्यावर असे दिसून येते की,

१. विषयांकित जमीनीचे मालक अर्जदार स्वतःच आहेत.

२. तहसिलदार मुळशी यांचा अहवाल व कार्यालयातील ऑनलिनेशन रजिस्टर मधील नोंदी पहा सादर जमीन वतन/इनाम जमीन नाही.

४. तहसिलदार मुळशी यांचेकडील दिनांक २६/३/२०१० रोजीच्या स्थळ पहाणा अहवालानुसार प्रस्तावित क्षत्रातून उच्च दाबाची विद्युत वाहिनी जात नाही. तसेच जागेमध्ये अनधिकृत वापर सुरु केलेल्या निदर्शनास आलेवरून महाराष्ट्र जमीन महसूल अधिनियम १९६६ चं कलम ४५ नुसार ४० पट वंडाची र.रु. २०२८.०० अकृषिक सारा वसूल करणेत आला आहे.

५. विषयांकित जमीन पुणे नागरी समूह हद्दीबाहेर आहे.

६. प्रस्तुत जमीनीवरील रेखांकन व बांधकाम आराखडयास मंजूरीची शिफारस सहाय्यक संचालक नगर रचना पुणे यांनी त्यांचकडील पत्र क्र रेखांकन/एनएबीपी/मौ. मारुंजी/ता. मुळशी/स. नं १२/६ व इतर/ससं/२२०८ दि. १/७/२०१० अन्वये केली आहे.

अर्जदार यांनी मा. विभागीय आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्र. मह-२/जमीन/अनरल/आरआर/७७२ दिनांक २२.९.२००३ अन्वये दिलेल्या निदेश व त्यासोबत मिळित केल्याप्रमाणे नमुन्यातील प्रतिज्ञापत्र व क्षतीपत्र अर्जदार यांनी दाखल केले असून त्यात नमुद केले आहे की, सदर जमीन संपादनासाठी संपादित झाली नसून संपादनाखाली संपादित नाही. सदर जमीनीस पोहोच रस्ता आहे तसेच सदर जमीनीबाबत कुळकायदा अधिनियम १९४८, महाराष्ट्र जमीन महसूल अधिनियम १९६६, शेतजमीन धारणा कमाल मर्या. अधि. १९७६, इनाम वतन कायदा १९७५, पुर्नवसन कायदा १९७५, पुर्नवसन कायदा १९८३, अनुसुचित जमातींचे जमीनीबाबत कायदा तसेच नागरी जमी कामाल धारणा अधिनियम १९७६ चा कायदा, सर्व कायद्यांचे तरतुदीचा भंग झालेला नाही. त्याचप्रमाणे असेही नमुद केले आहे की, जमीन यु.एल.सी. कायदानुसार अतिरिक्त घोषित केलेली नाही व जमीन नविन शेत बर्ग-२ पैकी नाही.

सहाय्यक संचालक नगररचना आणि मुल्यनिर्धारण विभाग, पुणे शाखा, पुणे यांचेकडील पत्र क्र एनएबीपी/मौ. मारुंजी ता. मुळशी स. नं. १२/६, ४७/५/१, ५०/१/१अ/१, ५५/१५, ८२ क्षेत्र चे एकूण ४४२००.०९ चौ.मी. क्षेत्राचीच मालकी अर्जदारांकडे असल्याने तेवढ्याच क्षेत्रावर बिनशेती सुधारित समूह गृहबांधणी योजना रेखांकन प्रस्ताव सादर केलेला आहे. त्यानुसार सदर प्रस्तावाखालील जागा ही मंजूर पुणे प्रादेशिक योजनेतील/सेक्टर पीएमआर मध्ये अंतर्भूत असून त्यातील तरतुदीनुसार शेती व नाविकास विभागात अंतर्भूत असून गावठाणापासून ५०० मीटर अंतराच्या आता आहे. तसेच जागेचा काही भाग मौ. हिंजवडी -मौजे मारुंजी या प्रमुख जिल्हा मार्गाचे १०.० मी रुंद अस्तित्वातील रस्त्यालगत आहे. मंजूर प्रादेशिक योजनेमध्ये सदर रस्ता ३६ मी रुंदीने नियोजित आहे. प्रमुख जिल्हा मार्गाचे व त्यालगतचे १२.० मी रुंद संधामार्गाचे रुंदीकरणाने ३५७.५५ चौ.मी. क्षेत्र बाधित होत आहे. प्रस्तुत क्षेत्र संबंधित प्राधिकरणाच्या ताब्यात देणे अर्जदारावर बंधनकारक राहिल. सदर रस्त्याची आखणी रेखांकन नकाशा योग्य पणे दर्शविलेली आहे. त्यामुळे प्रस्तुत जागेच्या अबाधित क्षेत्रावर प्रस्तावित रहिवास वापर अनुज्ञेय होत आहे. प्रस्तावित रेखांकन नकाशाच्या हद्दी प्रकरणासोबतच्या वहिवाटीनुसारचे मोजणी नकाशानुसार सर्वसाधारणपणे जुळतात.

अर्जदारांनी प्रकरणासोबत सादर केलेल्या विषयांकित जागेवरील नियोजित रहिवास व वाणिज्य वापराच्या रेखांकन/बांधकाम नकाशाची छाननी केली असता बांधकाम नकाशे प्रचलित विकास नियंत्रण नियमावलीनुसार सर्वसाधारणपणे बांधकाम नकाशामध्ये हिरव्या रंगाने आवश्यक त्या दुरुत्या केलेल्या आहेत. सदर रेखांकन बांधकाम नकाशाची त्यामधील हिरव्या रंगाने केलेल्या दुरुस्तीस अधिन राहून रहिवास व वाणिज्य वापरसाठी मंजूरीची शिफारस केलेली आहे.

अर्जदार यांनी रु. १.१० प्रती वर्षी प्रती चौ.मी. या प्रमाणे आगावू विनशेतसारा रक्कम रु.४३८४/- रुपांतर कराची रक्कम २१९२०/- जिल्हा परिषद उपकर रक्कम रु. ३०६८८/- व ग्रामपंचायत कर रक्कम रु. ४३८४/-, अनाधिकृत बांधकामाबाबत ४० पट दंड रु. २०२८/- अशी एकूण ६३४०४/- दिनांक २१/८/२०१० रोजी शासकीय कोषागारात जमा केली आहे.

सबब अर्जदार यांनी सादर केलेली हक्क नोंदणीची कागदपत्रे तसेच मा. विभागीय आयुक्त पुणे यांचेकडील परिपत्रक क्र. मह २/जमीन/जनरल/आरआर/७७२/२००३, दि २२/९/२००३ अन्वये सादर केलेले शपथपत्र बंधपत्रानुसार आणि सहाय्यक संचालक नगररचना, पुणे यांनी दिनांक १/७/२०१० अन्वये केलेल्या शिफारशीस, अर्जदार निवासी प्रयोजनार्थ वापरास अकृषिक परवानगी मिळणेस पात्र आहेत.

सबब महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम १८ नुसार जिल्हाधिकारी पुणे यांना प्रदान करणेत आलेल्या शक्तीनुसार मे, सीरीन डेव्हलपर्स फर्म तर्फे भागीदार श्री. राजकुमार रामचंद्र पंजाबी व श्री. विनीत कृष्णकुमार गोयल यांस खालील वर्णन केलेल्या जमिनीस खालील नमूद केलेल्या अटी व शर्ती बंधनकारक करणेत येवून निवासी प्रयोजनार्थ अकृषिक परवानगी व खालील कोष्टकातील बांधकाम आराखडयांस मंजूरी देण्यात येत आहे.

विनशेती मंजूर करावयाच्या जमिनीचे वर्णन

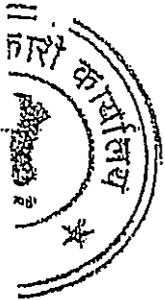
गावाचे नाव	तालुका	ग.नं.	क्षेत्र (चौरस मीटर)
मारुंजी	मुळशी	१२/६	रेखांकनामध्ये समाविष्ट केलेले क्षेत्र ४४२००.०० चौ.मी.
		४७/५/१	(-)रस्त्याखालील क्षेत्र व इतर क्षेत्र- ३५७.५५ चौ.मी.
		५०/१/१अ/१	परवानगीचे क्षेत्र - ४३८४२.४५ चौ.मी
		५५/१५	निवासी क्षेत्र - ४३८४२.४५ चौ.मी
		८२	

मंजूर करावयाच्या आराखडयांचा तपशिल.

नकाशा क्र	नकाशाचा तपशिल
१/७	क्षेत्र परिगणना तपशिल व लेआऊट प्लॅन,
२/७	इमारत क्रं A,C,L व N चे प्लॅन, सेक्शन व इलिव्हेशन
३/७	इमारत क्रं B,D व M चे प्लॅन, सेक्शन व इलिव्हेशन
४/७	इमारत क्रं E व K चे प्लॅन, सेक्शन व इलिव्हेशन
५/७	इमारत क्रं F,H व J चे प्लॅन, सेक्शन व इलिव्हेशन
६/७	इमारत क्रं G व I चे प्लॅन, सेक्शन व इलिव्हेशन
७/७	इमारत क्रं N चे पहिला ते पाचवा मजल्याचे प्लॅन सेक्शन व इलिव्हेशन

अटी व शर्ती

- सदरची परवानगी महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियमान्वये देणे येत आहे.
- येथे कोणतेही विकास कार्य सुरु करणेपूर्वी हे रेखांकन जागेवर आखून भूमि अभिलेखात्याकडून प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर आखलेवर भूखंडाचे किमान क्षेत्रफळ नकाशावर दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्यांची रुंदी, १५ टक्के सुविधा जं



४. वापर स्वखर्चान व समाधानकारकरित्या विकसित करणे आवश्यक आहे. अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल अर्जदाराने करावयास हवी, अन्यथा ते देखभाल करण्यासाठी सुयोग्य प्राधिकरणाच्या ताब्यात द्यावेत. या जागा व रस्ते सर्व जनतेच्या वापरासाठी खुले असतील. तसेच रस्ते शेजारच्या जमीन मालकास वापरण्यास खुले ठेवले पाहिजेत.
५. वरील जागेचा व नियोजित इमारतीचा वापर रहिवास /वाणिज्य वापरासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
६. नियोजित बांधकामाचे भूखंडातील अस्तित्वातील अन्य बांधकाम धरुन एकूण क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते/रस्तांरुंदी क्षेत्र वगळता, उर्वरित निव्वळ क्षेत्राच्या नकाशावर दर्शविले इतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.
७. विषयाधिन जागा हिंजवडी-मारुंजी या प्रमुख जिल्हा मार्ग क्र ३० वर सन्मुख असून वापरानुषंगाने रस्ता मध्यपासून बांधकाम/नियंत्रण रेषेच्या अंतराबाबत, तसेच प्रवेश मार्गाबाबत संबंधित विभागाचे ना हरकत घेणेत यावे. त्यानुसार उक्त प्रकरणी पूर्तता होणे जरूर आहे.
८. नियोजित इमारतीमध्ये १/८ रुमच्या क्षेत्रा इतके वायुविजन उपलब्ध होणे आवश्यक राहिल.
९. नियोजित इमारतीसाठी/विकासासाठी आवश्यक असणा-या पाण्याची सोय व सांडपाण्याची व मैला निर्मुलनाची व्यवस्था नसल्या, प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.
१०. पाणी पुरवठा व सांडपाणी निचरा व्यवस्था अर्जदारांनी स्वखर्चाने व समाधानकारकरित्या करणे आवश्यक राहिल.
११. नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व परवानगी घेणे आवश्यक आहे.
१२. विषयाधिन जमिनीवरील ज्या इमारती पाडून टाकणार असलेचे (To be Demolished) दर्शविल्या आहेत. ज्या जोवर विकास कामास सुरुवात करणेपूर्वी अर्जदारांनी स्वखर्चाने पाडून टाकणे आवश्यक राहिल.
१३. प्रस्तावासोबत दि. ३/८/२००९ रोजी मो.र. नं. १२७ ते १३२ व दि. १०/७/२००९ रोजी मो. र. नं. १४३६ ने केलेल्या वहिवाटीचे मोजणी नकाशातील हद्दीचे अधिन राहून सदरची शिफारस करणेत येत आहे. विषयाधिन जमिनीचे वहीवाटीचे /हद्दीचे अनुषंगाने काही वाद/न्यायालयीन वाद उद्भलेस त्याची सर्वस्वी जबाबदारी अर्जदार यांची राहिल.
१४. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्काचा भंग होणार नाही, याची जबाबदारी अर्जदार/मालकाने घेतली पाहिजे.
१५. स्थलदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत. व त्याखालील जागा कायम खुली ठेवावी.
१६. जमिनीची मालकी, हद्दी, वहिवाट इत्यादीबाबत खात्री करून घेण्यात यावी. व याबाबत काही वाद उत्पन्न झालेस त्यास अर्जदार जबाबदार राहतील.
१७. जमिनीचा वापर आदेशाचे दिनांकापासून सुरु झाला आहे असे समजणेत येत आहे. जमिनीचा वापर आदेशापूर्वीच सुरु केलेचे निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४५ चे तरतूदीस पात्र राहतील.
१८. प्रकाश व वायुविजन यासाठी ठेवलेल्या खिडक्याचे क्षेत्र हे त्या संबंधित खोलीच्या १/८ पेक्षा कमी असू नये.

१९. सदरची अकृषिक परवानगी नागरी जमीन कमाल धारणा कार्यदा १९७६, मुंबई शेतजमी कुळकायदा १९४८, महाराष्ट्र ग्रामपंचायत कायद्याचे तरतुदीस पात्र राहून देणेत आली आहे.
२०. विषयांकित बांधकाम नकाशाची छाननी अनुज्ञेय चटई क्षेत्र, भूव्याप्त क्षेत्र या बाबतीत केलेली आहे. बांधकाम नकाशातील गणितीय चुका या जागेवर बांधकाम नकाशावर नमूद वे व्यतिरिक्त जादा बांधकाम असल्यास त्यास संबंधित वास्तुशिल्पी जबाबदार राहतील.
२१. स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये, तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
२२. प्रादेशिक योजनेतील ३६.० मी रुंद रस्त्याने प्रमुख जिल्हा मार्ग क्रं ३० चे रस्तारुंदीने बाधित सार्वजनिक वापरासाठी कायनस्वरूपी खुले ठेवणे आवश्यक राहिल व समुचित प्राधिकरणाने ह जागा मागणी केल्यानंतर तो विनातक्रार, प्राधिकरणाच्या ताब्यात देणे अर्जदारावर बंधनकारक राहिल. अस्तित्वातील रस्त्याखालील क्षेत्राचा चटईक्षेत्र निर्देशांक अनुज्ञेय होणार नाही.
२३. या कार्यालयाने यापुर्वी या प्रकरणात दिलेली आदेशाची परवानगी रद्द समजणेत यावी.
२४. विषयाधिन जमिनीमधील रेखांकन नकाशावर दर्शविलेले विद्यमान पाण्याचे प्रवाहाचे स्थान, सं आखणी प्रकरणातील मोजणी नकाशावर (मो.र.नं. १२७ ते १३२ दि. ३/८/२००९ वर) दर्शविले नाही. या प्रवाहाची विद्यमान अस्तित्वातील रुंदी व खोली कमी न करता त्याचे खुल्या पध्दत (Open Cannel) सुयोग्य प्रकारे मजबुतीकरण करून पाण्याचा संपूर्णपणे निचरा होईल अशा प्र स्वखर्चाने विकसीत करणे अर्जदारावर बंधनकारक राहिल.
२५. प्रस्तुत जमीनीमध्ये या आदेशाचे दिनांकापासून अकृषिक वापर सुरु झालेचे समजणेत येत असून अर्जदारांनी सदर दिनांकापासून अकृषिक सारा नियमितपणे भरावा. प्रस्तुत जमीनीवर ०.१० प्रती चौ.मी./प्रती वर्षी या दराने अकृषिक आकारणी करणेत आली असून सदर आकारणी ही तात्पुरत्या स्वरूपाची आहे. दिनांक १/८/२००६ पासून सुधारीत दर अर्जद आल्यानंतर त्यानुसार आकारणी करणेत येईल व सदर आकारणीनुसार रक्कम भरणे अर्जदार बंधनकारक असेल.
२६. अर्जदाराने सादर केलेले कागदपत्रे खोटी अथवा दिशाभूल करणारी आढळल्यास सदरी मं रद्द समजणेत येईल व अर्जदार भारतीय दंडविधान कायद्यांतर्गत कारवाईस पात्र ठरेल.
२७. शासनाच्या नगर विकास विभागाकडील दि. २८/८/२२००८ रोजीचे प्रारूप प्रसिध्द अधिसूचं अनुसरून अर्जदारांनी छाननी फी बाबत या कार्यालयात दाखल केलेले बंधपत्र/हमी अर्जदारांनवर बंधनकारक आहे.
२८. रेन वॉटर हार्वेस्टिंग बाबतची यंत्रणा अर्जदार यांनी स्वखर्चाने करावयाची आहे.
२९. सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार यांनी स्वखर्चाने करावयाची आहे. तर शक्यतर सौर उर्जेवर रस्त्याच्या लगतचे पथदिवे बसविण्याचे आहेत.
३०. वेस्ट वॉटर ट्रीटमेंट प्लॅन्ट यंत्रणा स्वखर्चाने अर्जदार यांनी करावयाची आहे. व पाण्याचा व वापर बगीचा झाडाची जोपासना यासाठी करणे आवश्यक आहे.
३१. विघटन होणा-या ओल्या कच-यासाठी गांडूळखत प्रकल्प अर्जदार यांनी स्वखर्चाने करावया आहे.
३२. सदर प्रस्तावाखालील प्रकल्पामधील प्रस्तावित बांधकाम क्षेत्र २०,००० चौ.मी. पेक्षा जा असल्याने जमिनीचा प्रत्यक्ष विकास सुरु करण्यापूर्वी राज्यस्तरीय State Environment Imp Assessment Authority कडून Environmental Clearance प्रमाणपत्र घेणे आवश्यक राहिल.
३३. शासन नगर विकास विभागाकडील दि. १९/११/२००८ चे परिपत्रक क्रं टिपीव् ४३०८/४१०२/प्र.क्र. ३५९/०८ नवि -११ दि. १९/११/२००८ नुसार बांधकाम नकाशामध्ये प्रत्ये सदनिकेचे एकूण चटईक्षेत्र नमूद केलेले आहे. याबाबत गणितीय चुका इ. बाबत वास्तुशिल्पी अर्जदार जबाबदार राहतील.



- त्यानुसार आवश्यक ती नोंद महसूल दफ्तरी होवून तसा नोंदीबाबतच्या 19/92 उतारा/मोजणी नकाशा सादर करणे अर्जदार यांच्यावर बंधनकारक आहे.
३५. सादर भूखंडाचे बांधकाम क्षेत्रफळ ५००.०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८०.० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्षलागवड करणे व जोपासना करणे बंधनकारक राहिल.
३६. प्रस्तुत प्रकरणातील जमीनीवर कोणतेही बांधकाम सुरु केले नंतर जोते तपासणी प्रमाणपत्र घेतल्याशिवाय पुढील बांधकाम करता येणार नाही व सादरचे बांधकाम पूर्ण झालेनंतर वापर सुरु करणेपूर्वी वर नमुद सर्व अटीची पूर्तता करुन भोगवटा प्रमाणपत्र घेणे अर्जदारांवर बंधनकारक राहिल. अन्यथा नियमानुसार कारवाईस पात्र राहिल.
३७. उक्त बिनशेतीसाठी प्रस्तावित जागेचे अथवा गट नंबर मधील उर्वरित जागेचे तुकडे फाडून अथवा गुंठेवारी प्रमाणे अनाधिकृतरीत्या भूखंड पाडता येणार नाहीत. किंवा विक्री करता येणार नाही. अशा प्रकारे अनाधिकृतरीत्या तुकडे पाडल्यास किंवा विक्री केल्यास ही परवानगी रद्द समजण्यात येईल.
३८. १५ मी पेक्षा जास्त उंचीच्या इमारतीबाबत
- a) "अ" वर्ग नगरपरिषदेच्या प्रमाणित विकास नियंत्रण नियमावलीमधील नियम क्रं १३.४ (ii) नुसार प्रस्तावित इमारतीसभोवताली ६ मी. रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल याप्रमाणे डिझाईन करुन विकसीत करणेची जबाबदारी विकासकर्त्याची /अर्जदाराची राहिल.
- b) अर्जदारांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा शासनाने दि. २८/८/२००९ च्या नोटीसी अन्वये अंतिम केलेल्या नियमानुसार प्रस्तावित करणे आवश्यक राहिल.
- c) नगर विकास विभागाच्या दिनांक २८/८/२००९ रोजीच्या अधिसूचना प्रमाणे नियम ४ मधील टीप- (ii) प्रमाणे पुणे महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनातील जिऱ्याचे व लिफ्टचे स्थान मान्य केलेले आहे. तथापी या कार्यालयाकडून मंजूरीसाठी शिफारस केलेल्या याबाबतचे नियोजनानुसार इमारतीचे नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा मुख्य अग्निशमन अधिकारी यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदीप्रमाणे फायर रेजिस्टन्ट असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनाअनुषंगाने मुख्य अग्निशमन अधिकारी पुणे महानगरपालिका यांनी दि. ५/५/२०१० चे पत्र क्रं FB-३०० ने दिलेल्या Provisinal Fire N.O.C. मधील अटी/शर्तीची पूर्तता करणे अर्जदारांवर बंधनकारक राहिल.
- d) "अ" वर्ग नगरपरिषदेच्या प्रमाणित विकास नियंत्रण नियमावलीमधील नियम क्रं ६.२ व ६.१ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत परिशिष्ट पी मधील बाबींची पूर्तता करणे अर्जदारांवर बंधनकारक राहिल.
- e) नेहमीच्या वापराशिवाय अग्निप्रतिबंधक व्यवस्थेकरिता, पाणीपुस्वठा जलनिस्तारण, सांडपाणी, कचरा विल्हेवाट इत्यादीबाबींची पूर्तता अर्जदाराने स्वखर्चाने, स्वजबाबदारीने करणे आवश्यक राहिल.
- f) "अ" वर्ग नियमावलीतील नियम क्रं १८.१ नुसार लिफ्टची सुविधा उपलब्ध करुन देणे आवश्यक राहिल.

- g) अशा विकासासाठी इमारतीचे Structural Stability बाबत शासनाच्या नोंदणीकृत Structural Engineer चे प्रमाणपत्र अर्जदाराने जोता तपासणीपूर्वी या कार्यालयात सहाय्यक संचालक नगररचना कार्यालयात दाखल करणे आवश्यक राहिल. तसेच अशा इमारतीचे Structural Design हे भुंकंप प्रतिबंधक असणे आवश्यक राहिल.
- h) विकासकाने जोत्यापर्यंतचे बांधकाम केल्यानंतर जिल्हाधिकारी पुणे यांना कळविणे आवश्यक आ जोत्यापर्यंतच्या बांधकामांना जिल्हाधिकारी, पुणे यांनी प्रमाणित केल्यानंतरच पुढील बांधकाम करावे. तसेच त्यानंतरसुद्धा बांधकाम परवानगीनुसार सुरु आहे किंवा कसे याची शहानि. जिल्हाधिकारी, पुणे यांना करंता येईल. जोत्याचे बांधकाम तसेच प्रमाणपत्र सादर केल्यानं अथवा वेळोवेळी असे बांधकाम/इमारतीची तपासणी करण्याकरिता उपविभागीय अधिकारी यां तहसिलदार यांना सूचना द्याव्यात. तसेच जिल्हाधिकारी पुणे किंवा त्यांचे प्रतिनिधींनी सहाय्य संचालक नगररचना यांचे कार्यालयातील तांत्रिक अधिकारी यांचे मदतीने अशा इमारत बांधकाम दिलेल्या परवानगीनुसार व अटीनुसार सुरु असल्याची खातरजमा करावी.
- i) अशा इमारतींना भोगवटा प्रमाणपत्र घेणे बंधनकारक आहे. असे भोगवटा प्रमाणपत्र देण्यापूर्वी व अग्निशमन यंत्रणेची पूर्तता व वर नमूद अटीची पूर्तता होणे आवश्यक राहिल.
- j) विषयाधीन जागेवर, विषयाधीन जमिनीचा स. नं. /ग. नं. निहाय तपशिल, जमिन मालकाचे न. विकासकाचे नाव, वास्तुशिल्पाचे नाव, बिनशेती परवाना क्रमांक इत्यादी आशयक दर्शविण योग्य आकाराचा फलक लावणे आवश्यक राहिल.
३९. अकृषिक परवागनीच्या आदेशाच्या दिनांकापासून ३० दिवसांचे आत मोजणीचे शुल्क तालु निरीक्षक भूमि अभिलेख मुळशी यांचेकडे जमा करावी.
४०. अर्जदार यांनी अर्जासोबत सादर केलेली माहिती चुकिची अथवा दिशाभूल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजेण येईल.

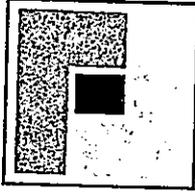


रामचंद्र
(चंद्रकांत देळवी)
जिल्हाधिकारी पुणे

प्रति,

मे, सीरीन डेव्हलपर्स फर्म तर्फे भागीदार
श्री. राजकुमार रामचंद्र पंजाबी व श्री. विनीत कृष्णकुमार गोयल
रा. ए-१०२ आयसीसी ट्रेड टॉवर सेनापती बापट रोड पुणे १६





PARVEZ JAMADAR & ASSOCIATES

architecture | liaisoning | interiors

Office No. 1 & 2, 2nd Floor, Bharat Arcade, Opp. Burger King, Near Poolgate Police Chowky,
Gen. Thimmaya Road, Camp, Pune. 1 INDIA Tel.: +91 20 26362733, 26332415
E-Mail : design@pjastudio.com, arch_shahn@yahoo.com Web : www.pjastudio.com

Date: 10.05.2023

CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is certified that we are the architects for proposed a residential construction project "Air Castle" at Sr.no.12/6 (p), 45/5/1 (p), 50/1/1A/1 at Marunji, Tal: Mulshi, District-Pune, Maharashtra by M/s. Serene Developers

Following are the area details of proposed project.

Plot Area	: 49,750.00 m ²
FSI	: 49,946.29 m ²
Non FSI	: 31,549.99 m ²
Total BUA	: 81,496.28 m ²

Sanction received from PMH/NA/SR/403/09 dated 24/08/2010 for

Plot area	= 44,200.00 m ²
TBUA	= 39,218.33 m ²

Following are details of completed constructed area on site

FSI	: 26,344.16 m ²
Non FSI	: 11,354.90 m ²
Total BUA	: 37,699.06 m ²

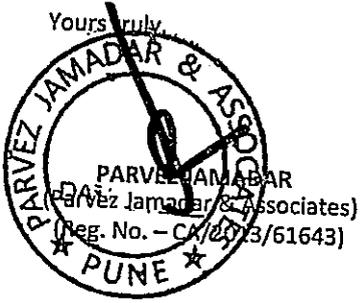
Details of construction on site:

Sr. No.	Building Name	FSI Completed	Non-FSI Completed	Total constructed area
1	Building A	1752.96	747.30	2500.26
2	Building B	1752.96	747.30	2500.26
3	Building C	1752.96	747.30	2500.26
4	Building D	1752.96	747.30	2500.26
5	Building E	2616.40	1020.46	3636.86
6	Building F	2118.72	966.02	3084.74
7	Building G	2118.72	966.06	3084.78
8	Building H	2118.72	966.02	3084.74
9	Building I	2118.72	966.06	3084.78
10	Building J	2118.72	966.02	3084.74
11	Building K	2616.40	1020.46	3636.86
12	Building L	1752.96	747.30	2500.26
13	Building M	1752.96	747.30	2500.26
14	Building N	Not yet started	Not yet started	Not yet started

15	Building O	Not yet started	Not yet started	Not yet started
16	Building P	Not yet started	Not yet started	Not yet started
17	Building Q	Not yet started	Not yet started	Not yet started
		26,344.16	11,354.90	37,699.06

Therefore we request you to please consider the matter & do the needful at you earliest.
We will be obliged for the same.

Yours truly,



जोते तपासणी दाखला (Partly Plinth Checking)

2e

8/9/99

(महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ प्रमाणे)

जा.क्र. पमग/कावि/१९९१/११

दिनांक २८/६/२०११

मौजे मारुंजी ता. हवेली येथील स.नं. १२/६, ४७/५/१, ५०/१/अ/१, ५५/१५ व ८२ क्षेत्र ४४२० चौ.मी. यांस सहायक संचालक, नगर रचना, पुणे शाखा, पुणे यांनी पत्र क्रमांक रेखांकन/एनएबीपी/मौ. मारुंजी/ता. मुळशी/स.नं. १२/६ व इतर/ससंपु/२२०८ दि. - १/७/२०१० अन्वये रेखांकन व बांधकाम नकाशांना सुधारित मंजूरीची शिफारस केलेली आहे व त्याप्रमाणे रेखांकन / बांधकामास आदेश क्रमांक पमह/एनए/एसआर/ ४०३/०९ दिनांक - २४/८/२०१० अन्वये मंजूरी व बिगरशेती आदेश मे. सिडीन डेव्हलपर्स फर्म तर्फे कुलमुखत्यार श्री. राजकुमार रामचंद्र पंजाबी व श्री. विनीत कृष्णकुमार गोयल यांना जिल्हाधिकारी पुणे यांनी प्रदान केलेले आहेत. बिगरशेती बांधकाम परवानगी पत्रातील अट क्र.३८ अ नुसार या इमारीतीचे प्लिथ चेकींग प्रमाणपत्रे घेणे बंधनकारक आहे.

आपला प्लिथपर्यंत बांधकाम पूर्ण झाल्याबद्दलचा अर्ज जिल्हाधिकारी, पुणे कार्यालयास दिनांक - १/११/२०१० रोजी मिळाला. त्याप्रमाणे जोते तपासणी करण्यासाठी सहायक संचालक, नगर रचना, पुणे शाखा, पुणे यांना जा.क्र. पमअ/कावि/१५५/२०१०, दिनांक - २५/११/२०१० अन्वये कळविलेले होते. त्याप्रमाणे या कार्यालयाने सहायक नगर रचनाकार पुणे यांचेकडून, दिनांक - ६/१२/२०१० रोजी सकाळी ११-०० वाजता, जोत्यापर्यंतचे बांधकामाची तपासणी करण्यात आलेली आहे. प्रस्तावासोबत तात्पुरत्या मंजूर रेखांकन / बांधकाम नकाशानुसार केलेल्या सिमांकनाचा प्रमाणित नकाशा अर्जदारांनी सादर केला नसलेने मंजूर रेखांकन / बांधकाम नकाशांमध्ये दर्शविलेल्या हद्दीनुसार तपासणी केलेली आहे. उपरोक्तखालील मंजूर बांधकाम परवानगीनुसार अ, जे, एन असे १४ विंग पैकी इ, एफ, जी, एच व अे असे ५ विंगचे प्लिथ पर्यंत बांधकाम पूर्ण झाले असलेने अंशतः जोते तपासणी दाखला देणेत येत आहे. जोत्यापर्यंतचे बांधकाम मंजूर नकाशाप्रमाणे पूर्ण झालेले आहे. त्याचा तपशिल पुढीलप्रमाणे आहे.

बांधकामाचा तपशिलबांधकामाचा तपशिल इमारत

एफ	पी + ८
जी	पी + ८
एच	पी + ८
अे	पी + ८
इ	पी + ८

सदरचे बांधकामाचे स्ट्रक्चरल स्टॅबिलिटी प्रमाणपत्रही सादर केलेले आहे. त्यानुसार आपण पुढील इमारतीचे मजल्यांचे बांधकाम करण्यास कांहीही हरकतीचे नाही.

सहायक संचालक, नगर रचना,
पुणे शाखा, पुणे



जिल्हाधिकारी
पुणे

अंशतः जोते तपासणी दाखला (Partly Plinth Checking)

३९

(महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ प्रमाणे)

जा.क्र. पमग / कावि / ११६२/११

दिनांक २८/११/११

मौजे मारुजी ता. मुळशी येथील स.नं. १२/६, ४७/५/१, ५०/१/अ/१, ५५/१५ व ८२ क्षेत्र ४४२०० चौ.मी. यांस सहायक संचालक, नगर रचना, पुणे शाखा, पुणे यांनी पत्र क्रमांक रेखांकन/एनएवीपी/मौ. मारुजी/ता.मुळशी/स.नं. १२/६ व इतर/ससंपु/२२०८ दि. - १/७/२०१० अन्वये रेखांकन व बांधकाम नकाशांना सुधारित मंजूरीची शिफारस केलेली आहे व त्याप्रमाणे रेखांकन / बांधकामास आदेश क्रमांक पमग/एनए/एसआर/ ४०३/०९ दिनांक - २४/८/२०१० अन्वये मंजूरी व बिगरशेती आदेश श्री. मे सिडीन डेव्हलपर्स तर्फे कुलमुखत्यार श्री. राजकुमार रामचंद्र पंजाबी व श्री. विनीत कृष्णकुमार गोयल यांना जिल्हाधिकारी पुणे यांनी प्रदान केलेले आहेत. बिगरशेती बांधकाम परवानगी पत्रातील अट क्र.३८ नुसार इमारत अे ते एन (एकूण १४) इमारीतीचे प्लिथ चेर्कींग प्रमाणपत्रे घेणे बंधनकारक आहे.

आपला अंशतः प्लिथपर्यंत बांधकाम पुर्ण झाल्याबद्दलचा अर्ज जिल्हाधिकारी , पुणे कार्यालयास दिनांक - २/२/२०११ रोजी मिळाला. त्याप्रमाणे जोते तपासणी करण्यासाठी सहायक संचालक , नगर रचना , पुणे शाखा , पुणे यांना जा.क्र. पमग/कावि/२२९/२०११, दिनांक - ८/२/२०११ अन्वये कळविलेले होते. त्याप्रमाणे या कार्यालयातील सहायक नगर रचनाकार, यांचे दिनांक - १७/२/२०११ रोजी सकाळी १०.०० वाजता, जोत्यापर्यंतचे बांधकामाची तपासणी करण्यात आलेली आहे. प्रस्तावासोबत तात्पुरत्या मंजूर रेखांकन / बांधकाम नकाशानुसार केलेल्या सिमांकनाचा प्रमाणित नकाशा अर्जदारांनी सादर केला नसलेने मंजूर रेखांकन / बांधकाम नकाशांमध्ये दर्शविलेल्या हद्दीनुसार तपासणी केलेली आहे. मंजूर बांधकाम नकाशानुसार

उक्त प्रस्तावामध्ये अे ते एन असे १४ विंग पैकी दि. ४/१/२०११ रोजी इ., एफ, जी, एच व अे अशा पाच इमारतींचे जोते तपासणी दाखला देणेत आला असून सध्या बी, सी, डी, आय, जे, के, या इमारतीचे प्लिथ पर्यंत अंशतः जोत्यापर्यंतचे बांधकाम मंजूर नकाशाप्रमाणे पुर्ण झालेले आहे. त्याचा तपशिल पुढीलप्रमाणे आहे.

बांधकामाचा तपशिल

अ.क्र.	इमारत क्र.	मंजूरी नुसार	प्रत्यक्ष जागेवर
१	बी	पी + ८	प्लिथ स्लॅब
२	सी	पी + ८	प्लिथ स्लॅब
३	डी	पी + ८	प्लिथ स्लॅब
४	आय	पी + ८	प्लिथ स्लॅब
५	जे	पी + ८	प्लिथ स्लॅब
६	के	पी + ८	प्लिथ स्लॅब

सबब उर्वरित जोत्याचे बांधकाम पूर्ण करुन त्यास जोते तपासणी घेतले खेरीज भोगवटा प्रमाणपत्र दिले जाणार नाही. सदरचे बांधकामाचे स्ट्रक्चरल स्टॅबेलिटी प्रमाणपत्रही सादर केलेले आहे. त्यानुसार आपण पुढील इमारतीचे मजल्यांचे बांधकाम करण्यास कांहीही हरकतीचे नाही.

सहायक संचालक, नगर रचना,
पुणे शाखा, पुणे



जिल्हाधिकारी
पुणे

Annexure IX

MAHARASHTRA POLLUTION CONTROL BOARD

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

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



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

Infrastructure/Orange/L.S.I

Consent order No: Format 1.0/BO/ROHQ/CE/PN-21702-14/CC-8413

Date 16/09/2014

To,

M/s. Serene Developers,

Sr. no. 12/6,12/7,47/2,47/3,47/4,47/5/1,47/18,47/19,

50/1/1A/1,55/15,82.

A/P- Marunje. Tal- Mulshi. Dist- Pune.

Sub : Consent to Establish in Orange category for Residential construction project.

Ref : Minutes of Consent Committee meeting held on 12/08/2014

Your application: - CE140500074, Date: 08/05/2014

For: Consent to Establish for Construction of Residential project.

Under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent to Establish is granted for a period upto:- Commissioning of the unit or five years, whichever is earlier.
- The Proposed Capital investment of the Project is Rs 95.0 Crs. (As per CA certificate).
- The Consent to Establish is valid for construction of Residential project develop by M/s. Serene Developers at Sr. no. 12/6,12/7,47/2,47/3,47/4,47/5/1,47/18,47/19, 50/1/1A/1,55/15,82, A/P- Marunje, Tal- Mulshi, Dist- Pune on total plot area of 49,750.0 Sq. mtrs and total construction area of 106350.0 Sq. mtrs. As per construction commencement certificate issued by local body.
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:

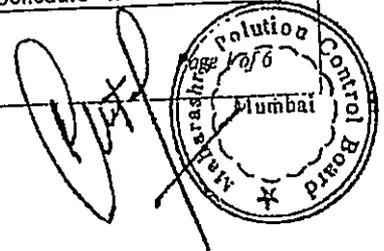
Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	546.48 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (250 + 125 KVA)	2	As per Schedule -II

"M/s Serene Developers", SRO Pune-II 10 L 02977000

Received:- Brajalekhi Ghawate
Bhawan
(17/1/2015)

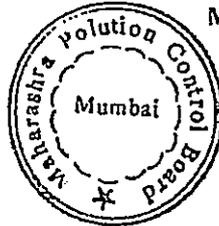


6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	1374.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	916.0	Kg/Day	Segregation	By sale
3.	STP Sludge	55.0	Kg/D	---	Used as manure

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies
9. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of Environment Clearance and Consent to Establish conditions.
10. The applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the Environment Clearance and BG of Rs. 10.0 Lakh for ensuring the compliances.
11. The applicant shall not take any effective step prior to obtaining Environment Clearance. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
12. The applicant shall submit Board Resolution towards commencement of construction work without obtaining consent to Establish from the Board and Environment Clearance and applicant shall submit a Bank Guarantee of Rs. 2.0 Lakh towards submission of Board resolution by 30/09/2014.

For and on behalf of the
Maharashtra Pollution Control Board



(Rajeev Kumar Mittal) IAS
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1	1,25,100.0	005936	21/04/2014	Axis Bank

Copy to:

1. Regional Officer, MPCB, Pune. And Sub-Regional Officer, 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 updation purposes.

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

- 1) A) As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 600.0 CMD.

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

1	Suspended Solids	Not to exceed	50 mg/l.
2	BOD 3 Days 27 degree C	Not to exceed	30 mg/l.
3	COD	Not to exceed	100 mg/l

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

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

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	683.1

"Mrs. Serene Developers", SRO Pune-II /I/O/L-02977000



Schedule-II

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

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

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (250 + 125 KVA)	3.5	HSD/ Diesel	18.50 Lit/Hr

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

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

Particulate matter	Not to exceed	150.00 mg/Nm ³ .
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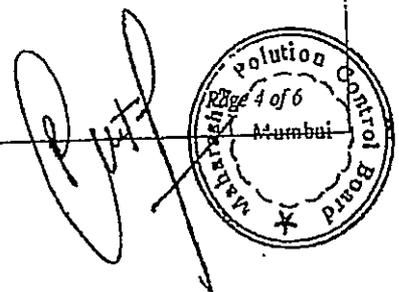
3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.

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

5. Conditions during construction phase:-

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

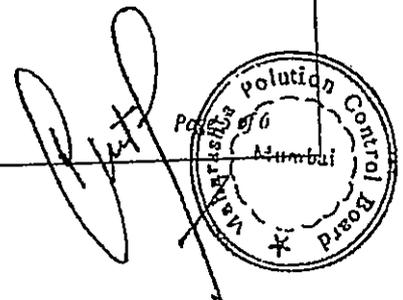
"Ms. Serene Developers", SRO Pune-II / O.L-0297/000



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish	Rs. 5.0 lakh	15 days at regional office Pune	Rs. 5.0 lakh for ensuring the compliance of consent conditions.	Upto Commissioning of the unit	Five years
2		Rs. 10 Lakh		Rs. 10 lakh for not taking any effective steps prior to obtaining the Environment Clearance	Upto Obtaining Environment Clearance.	Five years
3		Rs. 2 Lakh		Rs. 2.0 Lakh towards submission of Board resolution by 10/10/2014.	10/10/2014	31/01/15

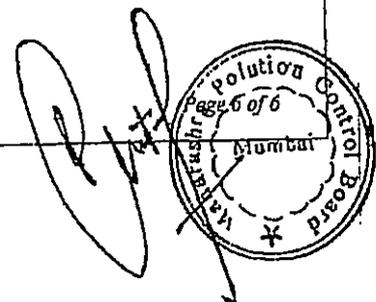
"Ms. Serene Developers", SRO Pune-II (E/O/L/02977000)



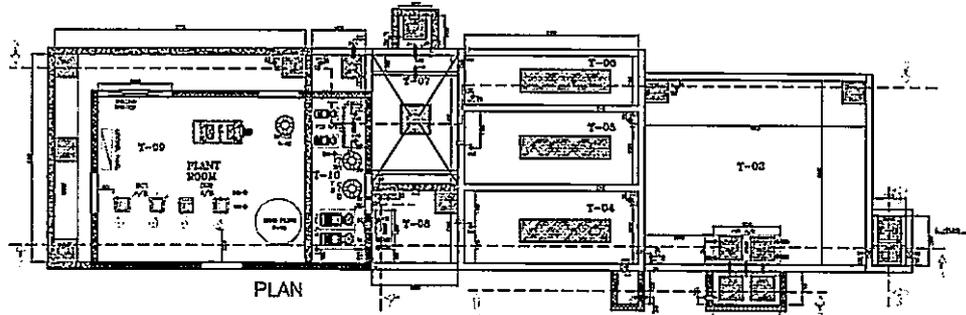
Schedule-IVGeneral Conditions:

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

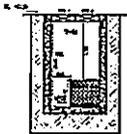
- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP)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



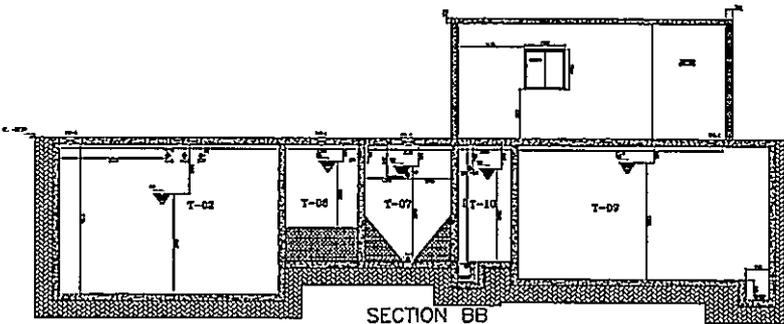
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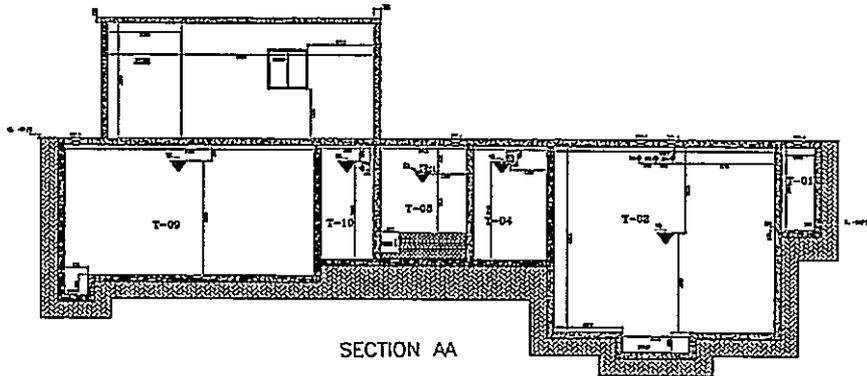
SECTION DD



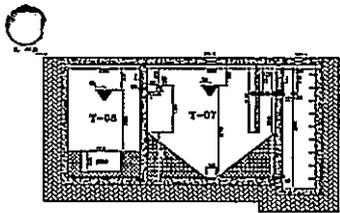
SECTION EE



SECTION BB



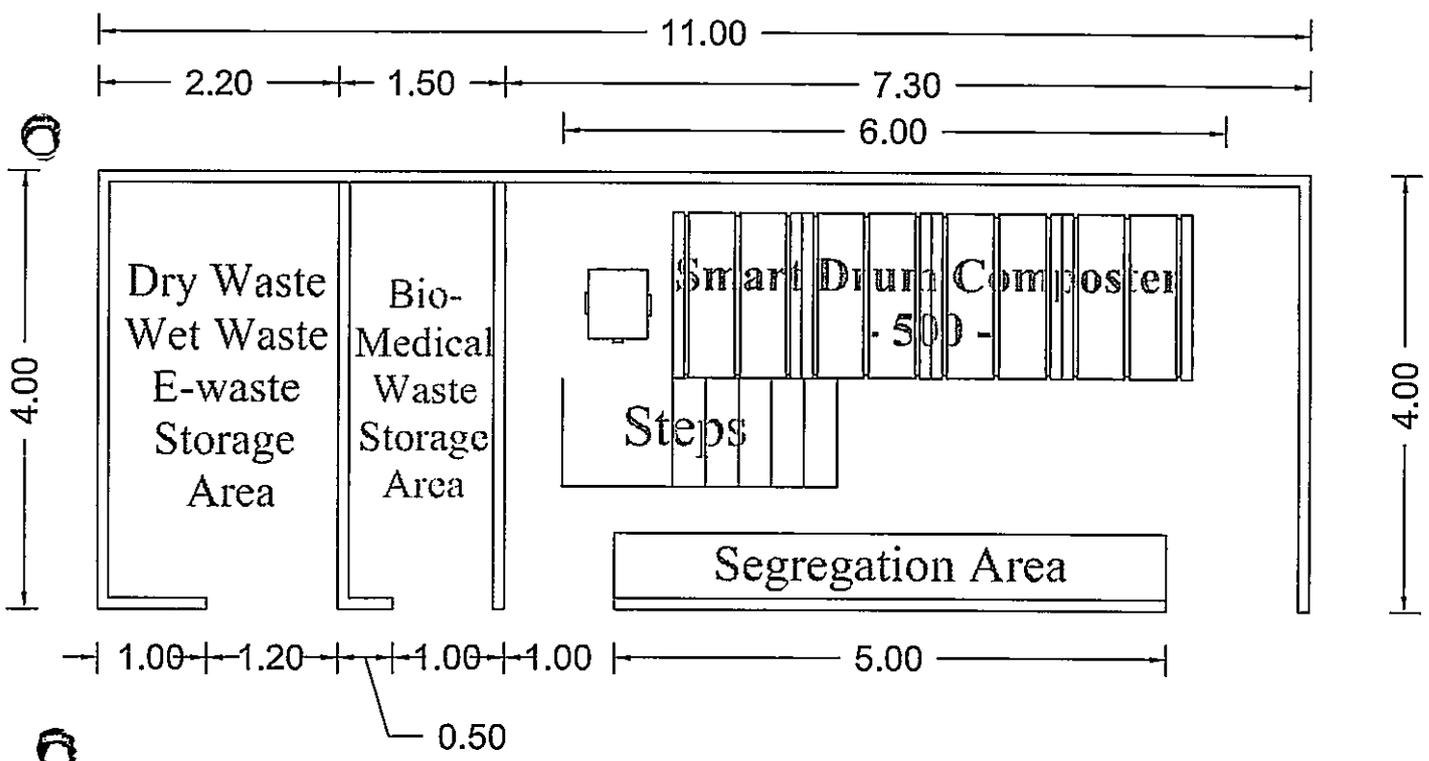
SECTION AA



SECTION CC

Sl. No.	Qty	Description	Unit
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CHKD BY	
PROJECT	449 CND STP
DESCRIPTION	AIR CASTLE
SCALE	
TITLE	PLANT LAYOUT
DRWN	GSG
CHKD	APPV
DATE	11.09.2012
NO.	1/1



Proposed Residential and Commercial
at Marunji, Aircastel Pune
OWC Area Layout With Dimensions

SMARTENVIRO SYSTEMS PVT L 10, KOTHRUD INDUSTRIAL ESTATE, PUNE		NAME	FORM & DATE	TITLE:-
DESIGNED BY:-	S B M	17.05.23		SMART DC - 500
TREATMENT:-	CHECKED BY:-	S S Y	17.05.23	SUB TITLE:-
SHEET 10/F1	APPROVED BY:-	D V K	17.05.23	MATERIAL:-
SCALE:-1:1	QTY:-1	MODEL:-		PART NO:-

जलसंपदा विभागाच्या प्रकल्पातून घरगुती प्रयोजनासाठीच्या बिगर सिंचन पाणी आरक्षणाच्या प्रस्तावास मान्यता देण्याबाबत.

महाराष्ट्र शासन

जलसंपदा विभाग

शासन निर्णय क्रमांक: संकीर्ण २०१३/(७०८/१३)/सि.व्य.(धो.)

मंत्रालय मुंबई - ४०००३२.

तारीख: १३ /२/२०१४

वाचा -

- १) शासन निर्णय क्रमांक: जलसंपदा विभाग, शासन निर्णय क्रमांक संकीर्ण १००१/ (१५४/०१/) सिंव्य(धोरण) दिनांक २१ जानेवारी, २००३
- २) शासन निर्णय क्रमांक: महाराष्ट्र जलसंपत्ती नियमन प्राधिकरण अधिनियम, २००५ यात सुधारणा करण्याकरिता अधिनियम दि.२२ एप्रिल, २०११

प्रस्तावना -

१.० शासनाच्या सन २०११ पूर्वीच्या धोरणानुसार, पिण्याच्या पाण्यासहित सर्व प्रकारच्या बिगरसिंचन प्रयोजनासाठी उदा. उद्योग, औष्णिक विद्युत प्रकल्प, अन्य सिंचनेतर संस्था इ., यांना पाणीआरक्षण द्यावयाचे जे प्रस्ताव जलसंपदा विभागाकडे प्राप्त होतात, त्यातील पाण्याचे आरक्षण हे जलसंपदा विभागाच्या प्रकल्पांच्या जलाशयातील उपलब्ध पाणीसाठ्याच्या १५ टक्क्यांपेक्षा कमी असल्यास, त्यास संबंधित मुख्य अभियंता तसेच हे प्रमाण १५ टक्के किंवा १५ ते २५ टक्के असे असल्यास, त्यास मंत्रालयीन आंतर विभागीय सचिवस्तरीय समितीकडून मान्यता देण्यात येत होती. त्याचप्रमाणे हे प्रमाण २५ टक्के किंवा २५ टक्क्यांपेक्षा जास्त असल्यास, त्यास मा. मंत्रीमंडळाची उपसमिती असलेल्या, मा. मंत्री, जलसंपदा (कृत्रोपाम वगळून) यांच्या अध्यक्षतेखालील मा. मंत्री उच्चाधिकार समितीकडून मान्यता देण्यात येत होती.

२.० महाराष्ट्र जलसंपत्ती नियमन प्राधिकरण (सुधारणा व पुढे चालू ठेवणे) अधिनियम, २०११ यातील कलम ५ मधील १६(क) नुसार जलसंपत्ती प्रकल्पांमधील पाण्याचे क्षेत्रीय वाटप राज्य मंत्रीमंडळाकडून केले जाईल अशी तरतूद करण्यात आली आहे.

त्यानुसार दि. १९/१२/२०१३ रोजी झालेल्या मा. मंत्रीमंडळाच्या बैठकीत शासनाने आता पुढीलप्रमाणे निर्णय घेतला आहे.

शासन निर्णय -

३.० खालील तक्त्यातील रकाना क्र.२ मध्ये नमूद संस्थांना त्यांचे नावासमोर रकाना क्र.५ मध्ये नमूद पाणी आरक्षणास, परिच्छेद ४.० मधील अटीच्या अधीन राहून मान्यता देण्यात येत आहे.

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अ.क्र.	पाणी आरक्षणाची मागणी करणाऱ्या संस्थेचे नांव	पाणी वापराचा प्रकार (औद्योगिक/ घरगुती)	जलाशय/ कालवा/ नदीचे नांव	मंजूर केलेले पाणी आरक्षण (दलघमी)	सिंचन पुनःस्थापनेचा खर्च (रु.लक्ष)
१	२	३	४	५	६
१	मे. सिरीन डेव्हलपर्स प्रा. लि.मौ.मारुंजे, ता. मुळशी जि. पुणे यांचा नियोजित गृह प्रकल्प	घरगुती	मुळा नदी/ मुळशी म.प्र.	०.१८४	२७.०७
२	मे. प्रभावी वास्तव व्हॅचर्स मौ.पिरंगुट, ता. मुळशी जि. पुणे यांचा नियोजित गृह प्रकल्प	घरगुती	मुळा नदी/ मुळशी म.प्र.	०.१९६२	२८.८७
३	मे. प्रभावी वास्तव डेव्हलपर्स, मौ. कासार अंबोली ता. मुळशी जि. पुणे यांचा नियोजित गृह प्रकल्प	घरगुती	मुळा नदी/ मुळशी म.प्र.	०.३३११	४८.७२
४	मे. सिरीन डेव्हलपर्स मौ. सूस, ता. मुळशी, जि.पुणे यांचा नियोजित गृह प्रकल्प	घरगुती	मुळा नदी/ मुळशी म.प्र.	०.१४७१२	२१.६५
५	मे. सिरीन डेव्हलपर्स मौ. भोईरवाडी, ता. मुळशी, जि.पुणे यांचा नियोजित गृह प्रकल्प	घरगुती	मुळा नदी/ मुळशी म.प्र.	०.५१४८	७५.७५

४.० उपरोक्त नमूद प्रस्तावांना खालील अटींच्या अधीन राहून मान्यता देण्यात आली आहे.

१) संस्थेने सिंचन कपातीपोटी, सिंचन पुनःस्थापनेचा खर्च रु. १ लक्ष प्रति हेक्टर प्रमाणे (Base Year २००९) अथवा प्रत्यक्ष करारनामा करतवेवेली लागू असलेला शासनाचा प्रचलित दर अथवा भाववाद निर्देशांक (Cost Inflation Index) विचारात घेवून यापैकी जो जास्त असेल त्या दराने सिंचन

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पुनःस्थापनेचा खर्च शासनाकडे करारनामा करण्यापूर्वी जमा करण्यात यावा. पाणी आरक्षणापोटी प्राप्त होणाऱ्या रकमा ह्या शासनाच्या एकत्रीत निधीमध्ये जमा करणे आवश्यक राहिल. या पाणी आरक्षणांमुळे सिंचन कपातीपोटी प्राप्त झालेली सिंचन पुनःस्थापना खर्चाची रक्कम ही त्याच प्रकल्पाचे सिंचन क्षेत्र पुनःस्थापित करण्याबाबतच्या योजनेकरिता वापरण्यात यावी.

२) संस्थेने पाणी मोजमाप करण्याचे दृष्टीने जलमापन यंत्र (Water Meter) बसविणे आवश्यक आहे. घरगुती पाणी वापराकरीता शासनाच्या प्रचलित दराने पाणीपट्टी आगाऊ वसूल करावी.

३) सर्वसाधारणपणे लघु पाटबंधारे प्रकल्पाचे नियोजन हे आठ महिन्याकरिता असते. यामुळे उन्हाळ्यामध्ये अशा प्रकल्पाचे पाणी आटते (अजीबात पाणा नसते) त्यामुळे अपवादात्मक परिस्थितीत पाणीपुरवठा योजनांस इतर कोणताही पाणी स्रोत उपलब्ध नसल्यास त्यास मंजुरी देण्यात येते. तथापि, अशा मंजुरी दिलेल्या पाणीपुरवठा योजनेस उन्हाळ्यामध्ये पाणी मिळेलच याची शाश्वती देता येत नाही. याकरिता आवश्यक तो साठा संस्थेने करणे गरजेचे आहे.

४) संस्थेची मागणी ही प्रस्तावित नागरी वसाहत उभारण्यासाठी असल्यास संस्थेकडून प्रत्यक्ष लोकवस्ती निर्माण होईपर्यंत संपूर्ण पाणीवापरास औद्योगिक दराने पाणीपट्टी आकारण्यात यावी व लोकवस्ती पूर्णतः निर्माण झाल्यावर घरगुती पाणीवापरासाठी घरगुती दराने व औद्योगिक पाणी वापरासाठी औद्योगिक दराने पाणीपट्टी आकारण्यात यावी.

५) संस्थेने आपत्कालीन परिस्थितीत स्वतःची पर्यायी व्यवस्था करावी. उद्धव ठिकाणी पाण्याअभावी किंवा आपत्कालीन परिस्थितीत संस्थेस पाण्याची गरज भागविण्यासाठी ६० दिवस पाणी पुरेल इतक्या क्षमतेचा साठवण तलाव स्वखर्चाने बांधावा. तसेच या कालावधीत पाणी उपलब्ध नसल्यास जलसंपदा विभागाची कोणतीही जबाबदारी राहणार नाही.

६) बहुतेक उद्योग/पाणी पुरवठा योजना सुरु करण्यास आरंभ काळ (Gestation Period) लागतो. सर्वसाधारणपणे या कालावधीत संस्था करारनामा करण्यास टाळते अथवा संस्थेसोबत बिगरसिंचन करारनामा केला असला तरीही शासनास कोणतीही पाणीपट्टी प्राप्त होत नाही. तथापि संस्थेने पाणी आरक्षण केलेले असल्यामुळे त्यांच्याकडून पाणीवापर होत नसूनही ते इतर अर्जदारांना सुद्धा देणे शक्य होत नाही. यामुळे शासनास मोठ्या महसुलास मुकावे लागते, ही बाब विचारात घेता, अशा पाणी आरक्षण प्रस्तवास मान्यता देतांना, महाराष्ट्र जलसंपत्ती नियमन प्राधिकरण, मुंबई यांनी महाराष्ट्र राज्यासाठी ठोक पाणी प्रशुल्क निकष, भाग ३ मधील परिच्छेद १३.४ (पाच) मध्ये नमूद केल्यानुसार कार्यवाही करण्यात येईल. जलसंपदा विभागाशी करारनामा करतांना बिगर सिंचन पाणी वापरकर्ते अंतिम पाणी मागणी प्रमाणे टप्प्याटप्प्याने पाणी वापर करण्याचे नियोजन नमूद करू शकतील. अंतिम पाणी मागणी प्रमाणे पुरवठा सुरु होईपर्यंत वर्षनिहाय खालीलप्रमाणे आकारणी करण्यात येईल.

अ) टप्प्यानुसार ठरवून घेतलेल्या प्रमाणात पाणीवापर असल्यास लागू दराने आकारणी.

ब) टप्प्यानुसार ठरवून घेतलेल्या पाणीवापरापेक्षा + १०% पाणी वापर(अधिक/कमी) झाल्यास, फरकाच्या वापरास दंडणीय दर लागू दराच्या १.५ पट.

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क) उर्वरित प्रमाणाकरिता म्हणजे अंतिम नियोजित पाणी वापर वजा टप्प्यानुसार नियोजित पाणी वापराकरिता, बांधिलकी/लेखबध्द आकार लागू दराच्या ५ टक्के वार्षिक दराने आकारण्यात येईल.

७) संस्थेने सांडपाण्यावर शुध्दीकरण प्रक्रिया करणारी यंत्रणा बसवावी. तसेच या बाबतच्या सविस्तर प्रस्तावाची माहिती जलसंपदा/पर्यावरण विभागास विहित कालावधीत म्हणजेच करारनामा करतवेळी देणे आवश्यक आहे. अन्यथ: पाणी आरक्षण रद्द होईल.

८) संस्थेस प्रथम पाणी वापर करण्यास परवानगीचे इरादापत्र (लेटर ऑफ इंटेन्ट) देण्यात यावे व करारनामा करण्याकरिता ३ महिन्यांची मुदत ठेवावी. करारनामा झाल्यानंतरच प्रत्यक्ष पाणी परवाना दिल्याचे ग्राह्य मानण्यात येईल. संस्थेने सदर करारनामा विहित मुदतीत (३ महिन्यांच्या आत) न केल्यास संस्थेचे पाणी आरक्षण आपोआप रद्द होईल.

हा शासन निर्णय वित्त विभागाच्या अनौपचारिक संदर्भ क्रमांक २८२/२०१३/व्यय-१२, दिनांक १९/९/२०१३ अनुसार प्राप्त झालेल्या सहमतीने निर्गमित करण्यात येत आहे.

सदर शासन निर्णय महाराष्ट्र शासनाच्या www.maharashtra.gov.in या संकेतस्थळावर उपलब्ध करण्यात आला असून त्याचा संकेतांक २०१४०२१३१५२८१३६०२७ असा आहे. हा आदेश डिजीटल स्वाक्षरीने साक्षांकित करून काढण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

Sanjiv
Arunkant
Tatu

Digitally signed by Sanjiv
Arunkant Tatu
DN: c=IN, o=Government of
Maharashtra, ou=Water Resources
Department, postalCode=400032,
st=Maharashtra, cn=Sanjiv
Arunkant Tatu
Date: 2014.02.13 15:34:33 +05'30'

(सं.अ.टाटू)

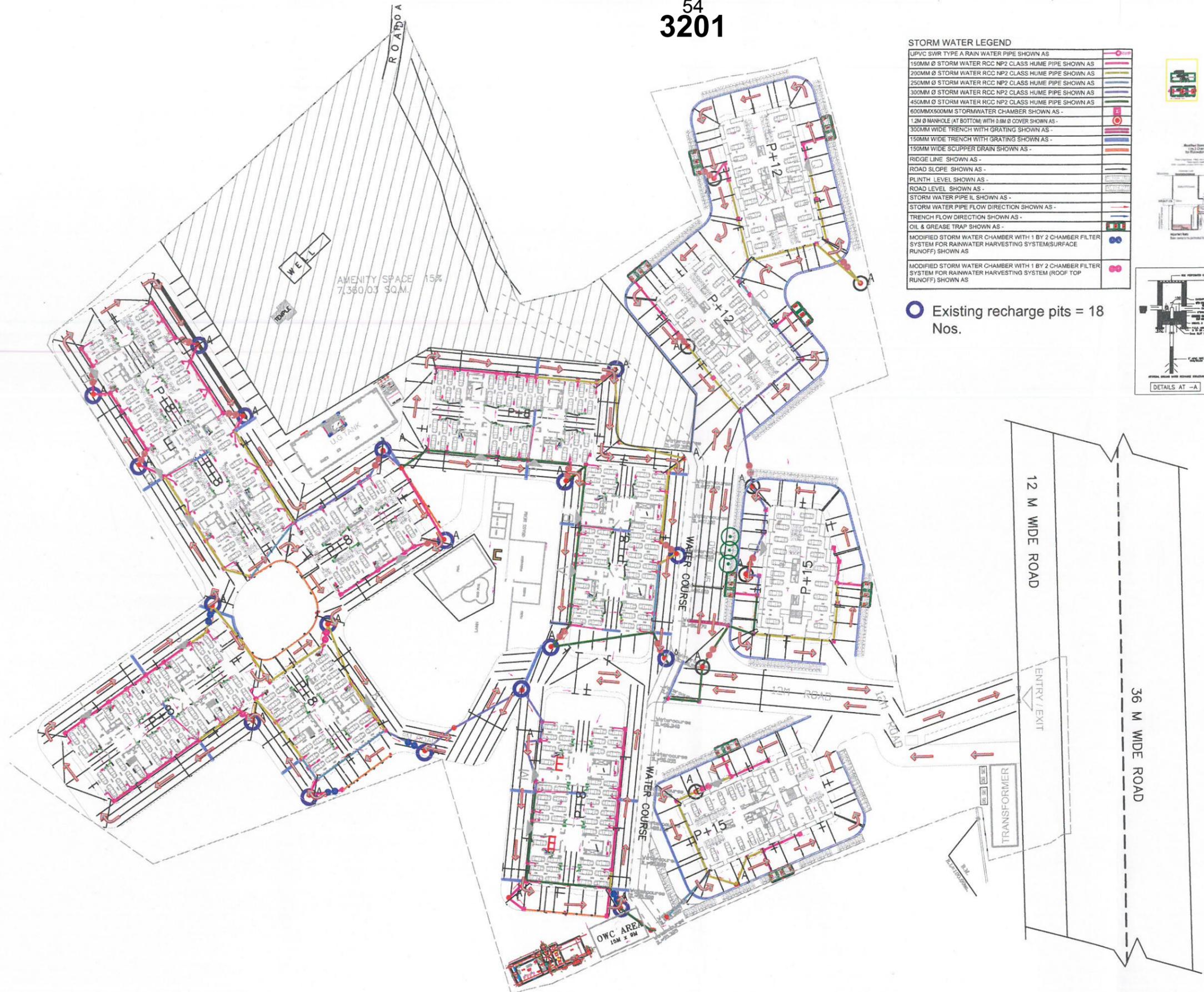
शासनाचे उप सचिव

प्रत,

१. मा. राज्यपालांचे सचिव.
२. मा. मुख्यमंत्र्यांचे सचिव.
३. मा. उपमुख्यमंत्र्यांचे सचिव.
४. सर्व मा. मंत्री यांचे खाजगी सचिव.
५. सर्व मा. राज्यमंत्री यांचे खाजगी सचिव.
६. महालेखापाल (लेखा व अनुज्ञेयता)-१, महाराष्ट्र, मुंबई.
७. महालेखापाल (लेखापरिक्षा)-१, महाराष्ट्र, मुंबई.
८. महालेखापाल (लेखा व अनुज्ञेयता)-२, महाराष्ट्र, नागपूर.
९. महालेखापाल (लेखापरिक्षा)-२, महाराष्ट्र, नागपूर.

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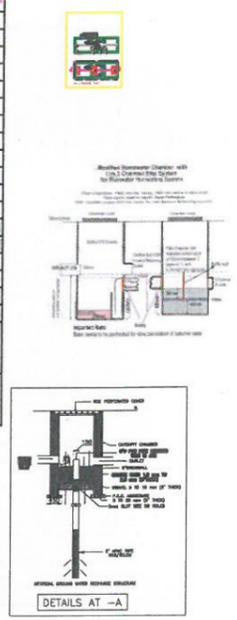
१०. मा. अध्यक्ष/उपाध्यक्ष, विधानसभा, विधानभवन, मुंबई.
११. मा. सभापती/उपसभापती, विधानपरिषद, विधानभवन, मुंबई.
१२. मा. विरोधी पक्षनेते, विधानसभा, मुंबई यांचे कार्यालय, विधानभवन, मुंबई.
१३. मा. विरोधी पक्षनेते, विधानपरिषद, मुंबई यांचे कार्यालय, विधानभवन, मुंबई.
१४. सचिव, महाराष्ट्र जलसंपत्ती नियमन प्राधिकरण, मुंबई.
१५. मा. मुख्य सचिव, मंत्रालय, मुंबई.
१६. वित्त विभाग, मंत्रालय, मुंबई.
१७. सर्व मंत्रालयीन विभाग.
१८. प्रधान सचिव (जलसंपदा), जलसंपदा विभाग, मंत्रालय, मुंबई.
१९. प्रधान सचिव (जसंव्य व लाक्षेवि), जलसंपदा विभाग, मंत्रालय, मुंबई.
२०. सर्व मुख्य अभियंता व सहसचिव, जलसंपदा विभाग, मंत्रालय, मुंबई.
२१. सर्व सहसचिव, जलसंपदा विभाग, मंत्रालय, मुंबई.
२२. सर्व उपसचिव, जलसंपदा विभाग, मंत्रालय, मुंबई.
२३. सर्व अवर सचिव, जलसंपदा विभाग, मंत्रालय, मुंबई.
२४. सर्व कक्ष अधिकारी, जलसंपदा विभाग, मंत्रालय, मुंबई.
२५. सर्व कार्यकारी संचालक, जलसंपदा विभाग.
२६. सर्व महासंचालक, जलसंपदा विभाग.
२७. सर्व मुख्य अभियंता, जलसंपदा विभाग.
२८. सर्व अधीक्षक अभियंता, जलसंपदा विभाग.
२९. निवडनस्ती कार्यासन सिंव्यधोरण.



STORM WATER LEGEND

UPVC SWR TYPE A RAIN WATER PIPE SHOWN AS	
150MM Ø STORM WATER RCC NP2 CLASS HUME PIPE SHOWN AS	
200MM Ø STORM WATER RCC NP2 CLASS HUME PIPE SHOWN AS	
250MM Ø STORM WATER RCC NP2 CLASS HUME PIPE SHOWN AS	
300MM Ø STORM WATER RCC NP2 CLASS HUME PIPE SHOWN AS	
450MM Ø STORM WATER RCC NP2 CLASS HUME PIPE SHOWN AS	
600MMX600MM STORMWATER CHAMBER SHOWN AS -	
1.2M Ø MANHOLE (AT BOTTOM) WITH 3.8M Ø COVER SHOWN AS -	
300MM WIDE TRENCH WITH GRATING SHOWN AS -	
150MM WIDE TRENCH WITH GRATING SHOWN AS -	
150MM WIDE SCUPPER DRAIN SHOWN AS -	
RIDGE LINE SHOWN AS -	
ROAD SLOPE SHOWN AS -	
PLINTH LEVEL SHOWN AS -	
ROAD LEVEL SHOWN AS -	
STORM WATER PIPE IL SHOWN AS -	
STORM WATER PIPE FLOW DIRECTION SHOWN AS -	
TRENCH FLOW DIRECTION SHOWN AS -	
OIL & GREASE TRAP SHOWN AS -	
MODIFIED STORM WATER CHAMBER WITH 1 BY 2 CHAMBER FILTER SYSTEM FOR RAINWATER HARVESTING SYSTEM (SURFACE RUNOFF) SHOWN AS	
MODIFIED STORM WATER CHAMBER WITH 1 BY 2 CHAMBER FILTER SYSTEM FOR RAINWATER HARVESTING SYSTEM (ROOF TOP RUNOFF) SHOWN AS	

Existing recharge pits = 18 Nos.



STORM WATER LAYOUT

Annexure IV



5th Floor, Nextgen Avenue, Sr.No.103(p),
C.T.S No.2850, S.B.Road, Near ICC Trade
Tower, Bahiratwadi, Pune:411016.

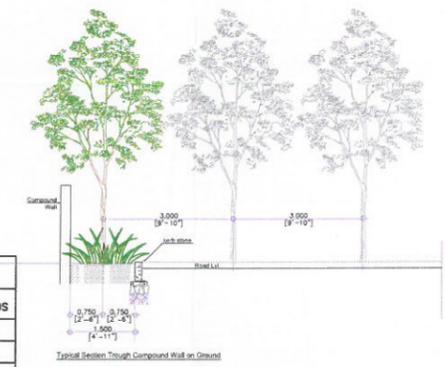
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Notes:
© VK:a architecture
01 DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS SHOULD BE FOLLOWED.
02 CONTRACTORS MUST CHECK & VERIFY THE DRAWING BEFORE EXECUTION AND DISCREPANCY IF ANY MUST BE REPORTED TO THE ARCHITECT.
03 FOR SIZES OF STRUCTURAL ELEMENTS PLEASE REFER STRUCTURAL CONSULTANTS' CURRENT DRAWINGS.
04 FOR DRAINAGE, PLUMBING, ELECTRICAL & LANDSCAPE DETAILS, PLEASE REFER CONSULTANTS' DRAWINGS.
05 CHANGES/DEVIATIONS MADE ON SITE WITHOUT CONSULTING THE ARCHITECT WILL BE AT THE TOTAL RESPONSIBILITY OF THE CLIENTS.

Structural Consultant
-
PHE Consultant
-
Electrical Consultant
-
Fire Consultant
-
Others Specialize Consultant
-

KEY PLAN



TOTAL NUMBER TREES TO BE PLANTED BY PP			
SR.NO	BOTANICAL NAME TREE	COMMON NAME	NOS
1	Azadirachta indica	Kadulimb	15
2	Hyophorbe lagenicaulis	Bottle palm	36
3	Foxtail Palm	Foxtail Palm	36
4	Koeleruteria paniculata	Golden Rain Tree	10
5	Hevea brasiliensis	Rubber Tree	05
6	Bombax ceiba	Red cotton tree	51
7	Eucalyptus	Nilgiri	13
8	Denolix regia	Gulmohar	37
9	Anthocephalus cadamba	Kadamb	74
10	Michelia champaca	Sonchapha	48
11	Tabebuia rosea	Halka Gulabi Tabubia	35
12	Swietenia macrophylla	Mahogany	10
13	Ficus benjamina	Nandaruk	18
14	Fillicum decipiens	fern leaf tree	17
15	Bauhinia variegata	Kanchana	10
16	Mangifera indica	Amba	15
17	Alstonia scholaris	Saptaparni	28
18	Lagerstroemia speciosa	Tamhan	18
19	Cassia fistula	Bahava	09
20	Tamarindus indica	Chinch	01
21	Syzygium cumini	Jambhul	13
22	Plumeria alba	Champa	13
23	Polyalthia longifolia	Ashak	06
24	Coccoloba nucifera	Naral	09
25	Bismarckia Palm	Bismarckia Palm	08
TOTAL :-			535

TOTAL NUMBER OF EXISTING TREES ON SITE			
SR.NO	BOTANICAL NAME TREE	COMMON NAME	NOS
1	Leucaena leucocephala	Subabul	272
2	Spathodea campanulata	Pichkari	10
3	Ficus religiosa	Pimpal	01
4	Ziziphus mauritiana	Bar	01
5	Vachellia nilotica	Babul	18
6	Muntingia calabura	Singapore Cherry	08
7	Cardia dichotoma	Bhakar	01
8	Mangifera indica	Amba	03
9	Moringa oleifera	Drumstick	03
10	Ficus racemosa	Umbar	01
11	Prosopis juliflora	Wedl Babul	02
12	Terminalia catappa	Badaam	02
13	Azadirachta indica	Kadulimb	06
14	Alstonia scholaris	Saptaparni	22
15	Melaleuca viminalis	Bottle Brush Tree	05
16	Plumeria alba	Devchapha	05
TOTAL :-			378

Total number of existing trees on site (913 nos.)	
Trees to be planted by PP	535
Existing Retain trees	250
Total Retain tree on site	785 (535+250)
Trees to be cut	128
Compensatory Plantation as per the tree Act= 1347	

LEGEND FOR AREA CALCULATIONS OF MANDATORY OPEN SPACE	
Lawni	2259.26 sq.m
Shrub bed	1187.33sq.m
Total	3446.59 sq.m

AREA STATEMENT	
Net Plot area	49068 sq.m
Required number of trees 1 tree per 80 sq m of total plot area	614 nos.
Total no of existing trees (Natural Grown + Planted by PP)	913 nos. (378+535)
No of trees to be Retained (Natural Grown + Planted by PP)	785 Nos (250+535)
No of trees to be Cut/Transplant	128 Nos
Compensatory Plantation Against Cut	1347 Nos
Total Required number of trees	1961 Nos (1347+614)
Total no of proposed trees ON SITE	1188 Nos (403+785)
Total no of proposed trees OFF SITE	773 Nos
Peripheral green + additional green area	6309.61 SQM
Paved Area	1561.94SQM
Swimming Pool area	365.07 SQM

PLANTING SCHEDULE FOR PROPOSED TREES OFF SITE				
Trees Proposed on Ground				
SR NO	SPECIES NAME	HEIGHT (IN M)	C/C (IN M)	SIGNIFICANCE
1	Putranjiva roxburghii (Putranjiva)	20-30	3.5	60 and attracts a variety of birds.
2	Millingtonia hortensis (Indian cork tree)	10-20	3.0	60 both dry and moist regions
3	Lagerstroemia flos-reginea (Tamhan)	15-20	3.5	60 State flower tree of Maharashtra. Medium sized tree. Beautiful purple flowers, grows well in both dry and humid climate
4	Pongamia pinnata (Karim)	10-15	3.0	60 Large tree good for stopping soil erosion along canal banks.
5	Azadirachta indica (Neem)	10-15	3.5	60 A medium to large size hardy tree which stands in drought conditions. Air purifying quality. Attains a much larger size in dry regions
6	Cassia fistula (Bahava)	8-10	3.0	60 Small deciduous tree. Excellent. bright flowering tree for arid regions.
7	Sapota zapotilla (Chiku)	8-10	3.0	60 Medium sized evergreen tree with elegant appearance and moderate water requirement
8	Plumeria alba (Champa)	10-25	3.0	60 Ornamental flowering tree
9	Michelia champaca (Sonchapha)	10-25	3.5	60 Medium sized evergreen tree. Fragrant yellow flowers. Butterfly host plant
10	Polyalthia longifolia (Ashak)	20-25	3.0	59 Large evergreen tree Effective in decreasing noise pollution.
11	Mangifera indica (Mango)	10-25	3.5	58 Large evergreen and fruit bearing tree
12	Milletia pinnata (karanja)	15-20	3.5	58 Shady, large tree, ball shaped flowers
13	Bauhinia purpurea (Butterfly tree)	3-15	3.5	58 Ornamental flowering tree
Total proposed trees on site				773

PLANTING SCHEDULE FOR PROPOSED TREES ON SITE				
Trees Proposed on Ground				
SR NO	SPECIES NAME	HEIGHT (IN M)	C/C (IN M)	SIGNIFICANCE
1	Putranjiva roxburghii (Putranjiva)	20-30	3.5	20 and attracts a variety of birds.
2	Millingtonia hortensis (Indian cork tree)	10-20	3.0	42 both dry and moist regions
3	Lagerstroemia flos-reginea (Tamhan)	15-20	3.5	31 State flower tree of Maharashtra. Medium sized tree. Beautiful purple flowers, grows well in both dry and humid climate
4	Pongamia pinnata (Karim)	10-15	3.0	44 Large tree good for stopping soil erosion along canal banks.
5	Azadirachta indica (Neem)	10-15	3.5	13 A medium to large size hardy tree which stands in drought conditions. Air purifying quality. Attains a much larger size in dry regions
6	Cassia fistula (Bahava)	8-10	3.0	58 Small deciduous tree. Excellent. bright flowering tree for arid regions.
7	Sapota zapotilla (Chiku)	8-10	3.0	30 Medium sized evergreen tree with elegant appearance and moderate water requirement
8	Plumeria alba (Champa)	10-25	3.0	31 Ornamental flowering tree
9	Michelia champaca (Sonchapha)	10-25	3.5	38 Medium sized evergreen tree. Fragrant yellow flowers. Butterfly host plant
10	Polyalthia longifolia (Ashak)	20-25	3.0	39 Large evergreen tree Effective in decreasing noise pollution.
11	Mangifera indica (Mango)	10-25	3.5	20 Large evergreen and fruit bearing tree
12	Milletia pinnata (karanja)	15-20	3.5	14 Shady, large tree, ball shaped flowers
13	Bauhinia purpurea (Butterfly tree)	3-15	3.5	23 Ornamental flowering tree
Total proposed trees on site				403

Landscape cost		
Proposed landscape area :-	(3,531.45 sqm X Rs 250)	Rs= 8,82,862.5 /-
Existing landscape area:-	(8,151.76 sqm X Rs 250)	Rs = 20,37,940 /-
Total	(11,683.21 sqm X Rs 250)	Rs = 29,20,802.5 /-
Yearly maintenance cost:	(11,683.21 sqm X Rs 20)	Rs= 2,33,664.2 /-
Water requirement :	(9756.21sqm X 8 L)	78,049.68 L/ Day

Client Company & Name
MR. RAJKUMAR R.PUNJABI

Job Title
S.NO.12/6,27/7,47/5/1,50/1/1A/1,55/15,47/2,47/3,47/4,47/18,47/19,82 MARUNJI TAL MULSHI, DIST PUNE.
FOR MR. RAJKUMAR R.PUNJABI

Drawing Title
LANDSCAPE LAYOUT FOR E.C

Scale
1:500 @ A3 Paper

Date
08/02/2023

Drawn by
Rahul.k

Checked by
Gul.K

Job no.
0208

Drawing no
701

Revision
R

Status
For E.C

Sign

Presented on : 21/02/2015
Registered on : 21/02/2015
Decided on : 02/01/2019
Duration : Y. M. D.
03 10 09

IN THE COURT OF CHIEF JUDICIAL MAGISTRATE, PUNE
(Presided Over by A. D. Palaspagar)

REG.CRIMINAL CASE NO. 887/2015

Exh. No. 37

Maharashtra Pollution Control Board
3rd and 4th Floor, Kalpataru Point Building,
Sion (East), Mumbai- 400022.

(Represented by Mr. A.D. Mohekar
Regional Officer-Pune
Maharashtra Pollution Control Board
3rd Floor, Jog Centre Building,
Wakadewadi, Mumbai-Pune Highway,
Pune- 411 003

.....COMPLAINANT

-VERSUS-

- 1) Serene Developers
S. No. 37,
Opp. Dilip Vengsarkar Cricket Academy,
Thergaon, Pune.
- 2) Mr. Vineet K. Goyal,
Partner of
Serene Developers
R/at : Plot No. 24,
"Kohinoor" Vishrambaug Housing Society
Pune
- 3) Mr. Jeetu M. Panjabi,
Partner of
Serene Developers

R/at : 1, "Swiss County",
Near Dilip Vengsarkar Cricket Academy,
Thergaon, Pune.

...ACCUSED

Offence under section 15 read with section 16 of the Environment (Protection) Act, 1986 and the Environment Impact Assessment Notification, 2006 (EIA Notification, 2006).

Appearances

○ Ld. Adv. Pradeep L. Pawar for the Complainant.

Ld. Adv. A. K. Hadgaon for the accused.

JUDGMENT

(Delivered on 02nd day of January, 2019)

01. The complainant Mr. A.D. Mohekar, Regional Officer of the Maharashtra Pollution Control Board, at Pune [For short "MPCB"] alleging that accused have committed the offence under section 15 read with section 16 of the Environment (Protection) Act, 1986 and the Environment Impact Assessment Notification, 2006 (EIA Notification, 2006) [For short "MPCB Board"]. He is authorized to file complaint under the Provisions of the Environment (Protection) Act, 1986.

Following are the facts in nutshell:-

02. It is contended that accused no. 1 is a Private company constituted under the provisions of the Companies Act, 1956. The accused No.1 company represented by accused No.2 Mr. Vineet Goyal and accused No. 3 Mr. Jeetu Panjabi and accused No.3 Partners who are the persons incharge of accused

No.1 -Company for the execution of the construction project namely " Air Castle" on plot bearing S. No. 12/6, 47/5/1, 50/1/1, 55/15, Marunji, Tal. Mulshi, Dist. Pune.

Accused No. 2 and 3 are directly in-charge of and responsible to the company for the conduct of business of the company as well as the company and responsible for the above project and compliance of various provisions of the above Environmental Laws including the EIA, Notification, 2006. It is contention of the complainant that accused have carried out construction more than 20,000 M2 (which required to obtain prior Environment Clearance) at the site without prior permission of the complainant board.

03. It is further contended that the complainant board has filed the complaint against accused persons for the offence under section 15 read with section 16 of the Environment (Protection) Act, 1986 and the Environment Impact Assessment Notification, 2006 (EIA Notification, 2006). Hence, the complainant filed this complaint against accused.

04. Accused No. 2 and 3 appeared before the Court. Today they remained present before the Court. The charge has been framed against accused No.1 to 3 , to which they pleaded guilty and submitted that this is their first offence and they want to voluntarily plead guilty for the offence leveled against them on behalf of the company as well as themselves. They submitted separate application in respect of plead guilty before the Court at Exh.31. Consequences of plead guilty were narrated to accused. However, the said accused remained firm on their decision to confess the guilt with prayer for minimum punishment.

05. The learned advocate for the complainant board submitted that accused be punished with maximum fine. Accused submitted that this is the

first case filed against them. They do not have antecedents. So also, they submitted that leniency be shown while passing the sentence and prayed for minimum fine. As accused voluntarily pleaded guilty, it appears to be first offence of accused. Therefore, in my opinion and to meet ends of justice it would be just and proper to direct accused persons to pay maximum fine amount. Hence, for the reason stated above, I proceed to pass the following order:

ORDER

- | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Accused Nos. 1 to 3 are hereby convicted vide section 246(3) of the Code of the Criminal Procedure for the offence under section 16 punishable under section 15 of the Environment (Protection) Act, 1986 and the Environment Impact Assessment Notification, 2006 (EIA Notification, 2006) and sentence to pay fine of Rs. 90,000/- (Rs. Ninety Thousand Only) each in default simple imprisonment for 40 days each. |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The copy of judgment be supplied to the accused free of cost.

(Pronounced in open Court.)

sd/-

(A. D. Palaspagar)

Chief Judicial Magistrate, Pune.

Date : 02/01/2019

I affirm that the contents of this P.D.F file judgment are same word for word as per original Judgment.

Name of Stenographer : Smt. S.R.Shaikh

Court Name : Chief Judicial Magistrate, Pune.

Date of judgment : 02/01/2019

Judgment Signed by P.O. on : 02/01/2019.

Judgment uploaded on : 02/01/2019