

Date: 12-09-2024

To,
The Additional Director (S),
Ministry of Environment, Forest and Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur, Maharashtra-440001

Sub: - Half Yearly Post Environment Clearance Compliance Report for Building and Construction projects. Survey No.674, 686,687, near woodsvilla phase-3, Boradewadi, Moshi, Pune.

Ref: - Environmental Clearance Letter No. SIA/MH/INFRA2/434986/2023
Dated 05-01- 2024.

Respected Sir,

Please find attached Half Yearly Post Environment Clearance Compliance Report **(Jan 2024 – June 2024)** for Building and Construction projects. Survey No. 674, 686,687, near woodsvilla phase-3, Boradewadi, Moshi, Pune.
EC accorded by Department of Environment, Government of Maharashtra, vide its letter no. SIA/MH/INFRA2/434986/2023. Dated 05/01/2024.

Thanking you,

CHOPRA KAKDE REALTY LLP

Yours Faithfully,


DESIGNATED PARTNER

M/s. CHOPRA KAKDE REALTY LLP.

Authorized Signatory

Encl: A/c

Cc: The Member Secretary, Maharashtra Pollution Control Board, Pune
The Member Secretary, Maharashtra Pollution Control Board, Mumbai
The Member Secretary, Mantralaya.

Compliance Environmental Monitoring Report
(Jan 2024– June 2024)

For
M/s. CHOPRA KAKDE REALTY LLP,

A Proposed Project
Residential and Commercial Construction Project

At

Survey no.674, 686, 687, near woodsvilla phase-3, Boradewadi, Moshi.

By

M/s. CHOPRA KAKDE REALTY LLP

At

Survey no.674, 686, 687, near woodsvilla phase-3, Boradewadi, Moshi.

UNIQUE ENVICARE PVT LTD

Office No.2, 1st Floor, Tulsi Green Apartments,
Lane No. 5, Laxman Nagar, Baner, Pune - 411045

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MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

PART - I

DATA SHEET

1.	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Building and Construction Project)
2.	Name of the Project	Residential and Commercial Construction Project at survey no 674,686,687, near woodsvilla phase-3, Boradewadi, Moshi.
3.	Clearance Letter (s)/OM No. and date	No. SIA/MH//INFRA2/434986/2023 Dated 05/01/2024.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Pune Maharashtra 18°40'17.77"N, 73°50'21.94"E
	(a) Address for correspondence	M/s. CHOPRA KAKDE REALTY LLP, at survey no 674,686,687, near woodsvilla phase-3, Boradewadi, Moshi.
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	M/s. CHOPRA KAKDE REALTY LLP & ROSE VILLA. Shop NO.27, 28, Radha krushna complex, Tirupati chowk, sector 1, Indrayani nagar,pune. Designation: Project Manager Contact: 9881093699 Email id: technical@dlcworld.in
6.	Salient Features	
	(a) Of the project	Please Refer Annexure - I




	(b) Of Environmental Management Plans	Please Refer Annexure - II
7.	Breakup of the project area	Total Plot Area - 16,700.00Sq.mt. Built-up Area- 84,890.87 Sq.mt.
	(a) Submergence area: forest & non forest	No, Since the proposal under reference is in developing part of the PCMC, Pune City.
	(b) Others	Not Applicable
8.	Breakup of the project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & landless laborers /artisan.	There is no displacement of population due to project hence not applicable
	(a) SC, ST /Adivasis	Not Applicable since there is no displacement of population
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	Not Applicable since there is no displacement of population
9.	Financial details	
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	INR 268.77 Cr
	(b) Allocation made for environmental management plans with item wise and year Wise break-up.	Please refer annexure- IV
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	-----



	(d) Whether (c) include the cost of Environmental management as shown in The above.	Yes		
	(e) Actual expenditure incurred on the project so far	10 Cr.		
	(f) Actual expenditure incurred on the environmental management plans so far	16 Lakhs		
10.	Forest land requirement.	No Forest land required for project		
	(a) The status of approval for diversion of forest land for non-forestry use	Not applicable		
	(b) The status of clearing felling	Not applicable		
	(c) The status of compensatory afforestation, if any	Not applicable		
	(d) Comments on the viability & sustainability of compensatory afforestation Programme in the light of actual field experience so far	Not applicable		
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Nil		
12.	Status of construction. (Actual &/or planned)	Planned		Actual
		Building Name	No. Of Floor	
		Building A	B+G+10	Not Started
		Building B	B+G+14	15 %

		Building C	B+G+14	15 %
		Building D	B+G+22	Not Started
	(a) Date of Commencement (Actual &/or planned)	31/05/2024		
	(b) Date of completion (Actual &/or planned)	31/12/2027		
13.	Reason for the delay if the project is yet to start.	Not Applicable since project activity is in progress		
14.	Dates of Site Visits			
	(a) The dates on which the project was monitored by the regional office on previous occasions, if any.			
	(b) Date of site visit for this monitoring report			

M/s. CHOPRA KAKDE REALTY LLP.

CHOPRA KAKDE REALTY LLP


Authorized Signatory

Date:

LIST OF ANNEXURES

Sr. No.	Particulars	Annexure No.
1.	Salient Features of the Project	I
2.	Environmental Management Plan (EMP)	II
3.	Cost of Environment Management Plan	III
4.	Compliance Report	IV
5.	Monitoring Report	V
6.	Copy of Environmental Clearance	VI
7.	Consent Application	VII
8.	Commencement Certificate	VIII
9.	No Objection Certificate (NOC)	X

Salient Features of the Project

Salient Features of the Project

Project Site	Residential and Commercial Construction Project at survey no 674,686, 687, near woodsvilla phase-3, Boradewadi, Moshi.
Construction & Development	Others (Building and Construction Project)
Total Plot Area	16700.00 sq.mt.
Total Built- up Area	84,890.87 sq.mt.
Water requirement	443.66KL/day
Estimated project cost	INR 268.77 Cr
Nearest railway station	Pune Railway Station is at 37 Km.
Nearest Airport	Airport is about 39 Km

Google Image of the Project Site



Environmental Management Plan (EMP)

AIR ENVIRONMENT

CONSTRUCTION PHASE

During Construction phase, the impact on air environment will mainly be due to the fugitive emissions like particulate matter etc. that will be generated due to activities like excavation, transportation & handling of equipment's & materials etc.

Air quality shall be managed by the following:

1. Water sprinkling to settle down the dust generated during construction activities.
2. DG sets shall be provided as per CPCB norms.
3. Appropriate stack height shall be provided to discharges the emission from DG sets at a certain height in order to avoid concentration of pollutants on ground.
4. The workers shall be provided with nose mask & goggles to reduce impact on health.
5. Barricades to be provided along with the periphery of the site.
6. Ambient air quality monitoring to be done in once a for night.

Operation Phase

During operation phase, the main source of pollution will be the proposed DG set of **Fuel Consumption** for during operation phase: **3 No. x 630 KVA, 1 No. x 315 KVA**, DG set will be used as back up source of energy and will be operated on inbuilt fuel storage. It will not add significant pollution in the ambient.

The Management practices to be followed are as follows:

1. Trees to be planted with special care to mitigate dust and noise.
2. Insist for PUC certified vehicles for operational staff.
3. Ambient air quality monitoring to be done in once a fortnight.
4. Traffic movement is not significant in the connected road. Connect road is not having much habitation.
5. With Single Contactor AMF Panel and Sound Proof Enclosure of DG Set with dB level not greater than 75dB (A)

WATER ENVIRONMENT

Construction Phase

During construction phase total 10 m³/day water required for curing & sprinkling purpose with domestic. The water shall be taken by Tanker.

Water management during construction phase shall be done as under:

1. The construction site shall be provided with sufficient and 10 toilet facilities for construction 50 workers employed from nearby area) to allow proper standards of personal hygiene. These facilities shall be connected to a packaged STP and maintain to ensure minimum or no environmental impact.
2. Water Analysis shall be done once in three months.
3. Provision of potable water for workers and staff.

Operation Phase

The total water requirement has been estimated to be

Water shall be used mainly for drinking, flushing, hand washing & miscellaneous purpose.

Management shall be done as under:

- The Rain water harvesting will be implemented on site to avoid run-off.
- No waste water solid/hazardous waste will be discharged to any water body.
- The sewage will be treated in full-fledged sewage treatment plant 395.00 KLD, treated water shall be used for landscaping, and remaining water will be discharge in to **PCMC**.
- Installing water meters, taking regular readings, maintaining the register.
- The storm water management will be implemented.
- **07 Nos of Recharge pits** will be provided for rain water harvesting on site.
- Water Analysis shall be done once in three months.

LAND ENVIRONMENT

Construction Phase:

- During construction phase, construction waste & excavated material is generated.
- Management of this waste is discussed below:
 1. Excavation during pillar foundations will lead to generation of excess soil. Top soil will be used for landscaping & left out soil will be used for land filling.
 2. Training will be given to the subcontractor & to the workers for waste collection, segregation and sanitation.
 3. Separate storage of construction material.
 4. Empty containers of paints & fluorescent tube lights to be collected at one place & send to authorized agency for scientific disposal.

Operation phase:

- During operation phase, solid waste will be generated by **1,640.00** no's expected residence
- Management will be done by:
 - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
 - **669.00Kg/day** dry waste will be sent for recycling to SWACH agency.
 - **966.00 Kg/day** wet waste will be composted using **Organic Waste Composter**.
 - **STP sludge 00kg/day** STP sludge sent to SWM site for converting in to compost.
 - **E –Waste 5.00 kg/day** handed over to authorized agency.

NOISE ENVIRONMENT

Construction Phase

The management measures for noise are as follows:

1. Barricading the construction site along the periphery to avoid noise nuisance to the surrounding areas.
2. Insists to use ear plugs to construction labours & staff.
3. Noise monitoring will be done daily.
4. High noise generating construction activities would be carried out only during day time.
5. Acoustically enclosed DG set will be brought & installed.

Operation Phase

Ongoing construction activity is going on with the existing provided load

The management measures for noise are as follows:

1. Noise monitoring will be done in once a fortnight.
2. Traffic management plan to be prepared.
3. Acoustically enclosed DG set will be brought & installed.
4. DG sets will be used as a stand by only at the time of power failure.

BIOLOGICAL ENVIRONMENT

Construction Phase:

Biological environment will be affected due to tree cutting during construction phase.

The management are as follows:

1. No trees available on site.
2. Plantation of **209 Nos** of trees have been planted.

Operation Phase:

The management are as follows:

1. Adequate provisions are made to facilitate daily watering of all plants and lawns.

2. Special attention provided during summer to ensure that the green belt does not suffer from water shortage.
3. Development & maintenance of green belt to be considered on priority bases.

SOCIO ECONOMIC ENVIRONMENT

Construction Phase

Positive impact on surrounding population during construction activity, as nearby people may get direct or indirect employment

Health & Safety

Management in Socio Economy are as follows:

1. Provision of adequate drinking water, toilet and bathing facilities to be made available on project site for the families of construction workers.
2. Proper Training and awareness programme to be carried out so that the workers understand the importance of wearing personal protective equipment.
3. First aid and medical facilities to be provided on site.

Operation Phase

1. Improvement in transport, communication facilities, lifestyle and social status etc. due to ancillary development.
2. Local skilled and labourers will have opportunities for employment directly and indirectly.

Cost of Environmental Management Plan (EMP)

Environment Management Cost**During Construction Phase:**

Sr. No.	Attributes	Particulars	Cost (Lacs)/ Annum
1.	Water	Dust Suppression	0.8
2.	Site Sanitation, Health, Check – up & Safety	Health & Safety	1.0
3.	Environmental Monitoring	Air, Water, Noise, Soil	0.3
Total			2.1

During Operation Phase:

Sr. No.	Details	Description	Capital cost (INR) (Lacs)	O & M Cost (INR/annum) (Lacs)
1.	Air, water, Noise, Soil	Post Project Environment Monitoring	0.00	0.125
2.	Water	Rainwater Harvesting	14.00	0.70
3	Wastewater	Sewage Treatment Plant	120.68	14.11
4.	Municipal Solid waste	Solid waste Management	14.50	4.90
5.	Plantation	Landscaping	55.00	6.00
6.	Energy	Energy Savings	107.15	5.36
Total		--	311.33	31.195

Compliance Report

For

A Proposed Project

Proposed Residential & Commercial Construction Project

At

SurveyNo.674, 686, 687, near woodsvilla phase-3,
Boradewadi, Moshi, pune.

ANNEXURE IV

EC NO.	No. SIA/MH/INFRA2/434986/2023 Dated 05/01/2024
Project Name	A Proposed Project – Residential and Commercial Projects
Location	Survey No.674, 686, 687, near woodsvilla phase-3, Boradewadi, Moshi.
Developer	M/s. CHOPRA KAKDE REALTY LLP, Shop No.27, 28 radha krushna complex, Tirupati chowk, sector 1, Indrayani nagar, pune.

Part – A Special Conditions		
Sr. No.	Particulars	Status
I	PP to submit the copy of IOD.	Noted.
II	PP to Submit the revised rain water harvesting calculation. .PP to increase the surface recharge pit.	Noted.
III	PP to increase the energy saving through solar energy.	Noted.
IV	PP to submit the revised landscape plan incorporating compensatory plantation.	Noted.
V	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle policy, 2021.	Noted.

VI	PP to ensure that the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted
V	PP has provided mandatory RG area of 1599.13m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted.
VI	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
VII	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted.
VIII	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MOEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019	Noted.
IX	SEIAA after deliberation decided to grant EC for FSI-67864.75 m ² , non-FSI 17025.82 m ² . Total BUA-84890.87m ² . (Plan approval No-BP/EC/Borhadewadi/04/2023,dated-18-8-2023)	Noted.

Part B General Conditions		
Sr. No.	Particulars	Status
i	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material	Segregation of garbage will be done. Total Solid waste –1,640.00 kg Biodegradable Waste – 966.00 kg Non - Biodegradable Waste – 669.00kg STP Sludge – 00 kg/day E-Waste – 5.00 kg/day Dry waste will be handed over to recycling to SWACH agency. and Wet waste will be converted into manure from OWC.
ii	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	The muck generated during the construction phase will be disposed in proper manner and adequate safety measures will be taken.
iii	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board	Noted.
iv	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> • Drinking water checkup. • Provision of temporary toilets • Construction water will be channelized properly before disposal into municipal drain.

v	Arrangement shall be made that waste water and storm water do not get mixed.	We will take care and make arrangements for the same.
vi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	We will focus on using pre-mixed concrete to reduce the use of water.
vii	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground Water level monitored regular from MoEF recognized laboratory
viii	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted
ix	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water Level Controllers with timers will be used for Water Pumps. Low Flow water efficient fixtures will be used to reduce pressure on water.
x	The Energy Conservation Building code shall be strictly adhered to.	Noted.
xi	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Top soil will be used for landscaping & left out soil will be used for land filling.
xii	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is	Noted & Complied.

	protected and improved	
xiii	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants	Noted.
xiv	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance	Noted.
xv	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Good quality DG sets are installed on construction site confirming Environment (Protection) Rules prescribed for air and noise emission standards & as per CPCB norms, Proper Maintenance, safe storage of fuel.
xvi	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
xvii	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Complied. Vehicles are checked for PUC certificate. Regular Maintenance of construction vehicles were carried out to keep them in good condition during construction phase.
xviii	Ambient noise levels should conform to residential standards both during	The Noise level as well as air pollution is monitored regularly from MoEF Recognized Laboratory.

	day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCR/MPCB.	Environmental Monitoring report is attached herewith. Annexure -V.
xix	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted.
xx	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Noted & complied.
xxi	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in	Segregation of garbage will be done. Total Solid waste –1640.00kg Biodegradable Waste –966.00.00kg Non - Biodegradable Waste -669.00kg STP Sludge –00kg/day E-Waste – 5.00kg/day

	the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved. sites for land filling after recovering recyclable material.	Dry waste will be sent for recycling to SWACH agency and Wet waste will be converted into manure from OWC.
xxii	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted
xxiii	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	Noted & will be complied.
xxiv	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting. PP to explore possibility of utilizing excess treated water in the	Allotment/ occupation will be given after installation of environmental infrastructure & certification from appropriate authority.

	adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement	
xxv	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	We shall give proper facilities to the project site.
xxvi	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized	An appropriate measure has been taken to avoid traffic congestion. Ample parking space has been provided and there is no provision to utilize public space for parking at construction or operational phase of the project.
xxvii	PP to provided adequate electric charging points for electric vehicles (EVs)	Noted & will be complied.
xxviii	Green Belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO Agriculture Dept.	We will follow the CPCB norms for Green Belt Plantation of trees for operational phase will start in mid of construction phase.
xxix	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. Separate funds shall be allocated for	Noted & complied

	<p>implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized. PP to provide adequate electric charging points for electric vehicles (EVs) Green Belt Development shall be carried out considering CPCB guidelines including VIL not be diverted for other purposes.</p>	
xxx	<p>The project management shall advertise at least in two local newspapers, widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in</p>	Noted
xxxi	<p>Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June</p>	<p>Complied. 6 monthly monitoring reports attached herewith.</p>

	& 1st December of each calendar year.	
xxxii	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	complied.
xxxiii	The proponent shall upload the status of compliance of the stipulated EC condition including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Complied EC Compliance report enclosed herewith. Annexure - IV
xxxiv	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We observe strict compliance of conditions stipulated by SEAC & SEIAA
xxxv	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; Control Board under Air and Water Act and a copy shall be submitted to the Environment department before	Noted. We have secured Consent wide No. Format 1.0/CC/UAN No. 0000183518/CE/2403000223

	start of any construction work at the site.	
xxxvi	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance,	An appropriate measure has been taken to avoid traffic congestion. Ample parking space has been provided and there is no provision to utilize public space for parking at construction or operational phase of the project.
xxxvii	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard I copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We have obtained environment clearance copy is attached herewith. Annexure –VI (Granted EC Copy)
xxviii.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted & will be complied.
xxix.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior	Noted & complied.


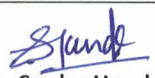
	approval of the SELAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SELAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	
4.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted
5.	This Environment clearance is being issued The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted
6.	This Environment Clearance is issued	Noted

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

	as prescribed under Section 16 of the National Green Tribunal Act, 2010.	
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Monitoring Reports

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2023-24/03/2207		Report Date	25/03/2024
Sample ID: -	GESEC/PRO/AAQM/2023-24/03/2207			
Name & Address of the Customer	M/s. CHOPRA KAKDE REALTY LLP. Survey No. 674,686,687, near woodsvilla phase – 3, Boradewadi, Moshi,pune.			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Project site		UEPL	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
09.50 Am	05.50 Pm		08 Hrs.	
Metrological Data/Environmental Conditions				
Ambient Temperature °C	35.0	Wet Bulb Temperature °C	25.5	
Dry Bulb Temperature °C	35.0	Relative Humidity % RH	39.2	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
19/03/2024	20/03/2024	20/03/2024	25/03/2024	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	21.98
Nitrogen Dioxide (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	25.14
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	53.95
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	28.11
Remark-				
➤ All above results are within National Ambient Air Quality standards.				
				 Ms. Sneha Hande (Quality Manager) Reviewed & Authorized By



END OF REPORT

Page 1 of 1

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- NABL approved by Quality Council of India. From date 01/03/2022 to 31/03/2024.

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company



TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2023-24/03/2208		Report Date	25/03/2024
Sample ID: -	GESEC/PRO/ANLM/2023-24/03/2208			
Name & Address of the Customer	M/s. CHOPRA KAKDE REALTY LLP. Survey No. 674,686,687, near woodsvilla phase – 3, Boradewadi, Moshi,pune.			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	UEPL			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date		Analysis End Date
19/03/2024	19/03/2024	19/03/2024		19/03/2024
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Project site	dB (A)	53.1	42.4	55/45
Remark- <ul style="list-style-type: none"> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day - 55/45 dB (A) . 				
<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;">  Ms. Sneha Hande (Quality Manager) Reviewed & Authorized By </div> </div>				

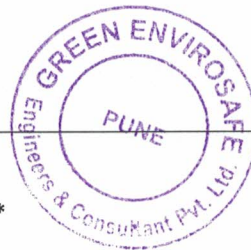
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TEST REPORT			
Test Report No: GESEC/PRO/W/2023-24/03/2209	Date of Reporting	25/03/2024	
Sample ID : GESEC/PRO/W/2023-24/03/2209	Sample Details	Ground Water	
Name & Address of the Customer - M/s. CHOPRA KAKDE REALTY LLP. Survey No. 674,686,687, near woodsvilla phase – 3, Boradewadi, Moshi,pune.	Type of Sample	Water	
	Volume Of Sample	2 Lit plastic Can +250ml Sterile bottle	
	Sample Status	Sealed	
	Sample Collected By	UEPL	
	Date of Sample Collection	19/03/2024	
	Date of Sample received in lab	20/03/2024	
	Analysis start Date	20/03/2024	
	Analysis End Date	25/03/2024	
WATER ANALYSIS REPORT			
Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Colour	<5	Hazen	APHA 2120 B,24TH Edition 2023
Turbidity	0.10	NTU	APHA 2130 B,24TH Edition 2023
Total Dissolved Solids	198.6	mg/l	APHA 2540 C,24TH Edition 2023
Chemical Parameter			
pH	7.14	--	APHA 4500 H+,B, 24TH Edition 2023
Total Hardness	132.5	mg/l	APHA 2340 C,24TH Edition 2023
Residual Chlorine	<0.1	mg/l	EPA 334.0.
Sulphate	20.18	mg/l	APHA 4500-SO4 - E 24TH Edition 2023
Chloride	12.10	mg/l	APHA 4500-Cl-B 24TH Edition:2023
Total Alkalinity	101.8	mg/l	APHA 2320 B,24TH Edition 2023
Calcium (as Ca)	25.06	mg/l	APHA 3500-Ca B 24TH Edition:2023
Magnesium (as Mg)	12.06	mg/l	IS 3025 (Part 46):2023
Elemental Analysis			
Iron as Fe	<0.1	mg/l	EPA 200.7
Microbiological Parameter			
Total Coliform	Absent	Per 100ml	APHA 9222 J 24TH Edition:2023
E.coli.	Absent	Per 100ml	APHA 9222 J 24TH Edition:2023
			 Ms. Sneha Hande (Quality Manager) Reviewed & Authorized By





Sneha Hande
Ms. Sneha Hande
 (Quality Manager)
 Reviewed & Authorized By

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TEST REPORT				
Test Report No	GESEC/PRO/ST/2023-24/03/2210		Report Date	25/03/2024
Sample ID: -	GESEC/PRO/ST/2023-24/03/2210			
Name & Address of the Customer	M/s. CHOPRA KAKDE REALTY LLP. Survey No. 674,686,687, near woodsvilla phase – 3, Boradewadi, Moshi,pune.			
Sample Details				
Sample collection Date	Sample receipt Date	Analysis start Date	Analysis complete Date	
19/03/2024	20/03/2024	20/03/2024	25/03/2024	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 500 KVA		UEPL	
Shape	Round	Fuel Used	HSD	
Diameter/ Dimensions (m)	0.1524	Pressure(mmWG)	3.9	
Height (m)	10.0			
Temperature (k)	489	Velocity (m/s)	8.54	
Gas Volume (Nm ³ /Hr)	341.66			
Parameters	Method	Unit	Limit	Result
Particulate Matter	EPA METHOD 17: 2017	mg/NM ³	<150	49.45
Sulphur Dioxide (SO ₂)	EPA METHOD 06: 2017	mg/NM ³	--	22.01
Sulphur Dioxide (SO ₂)	EPA METHOD 06: 2017	Kg/day	--	0.18
Remarks-				
➤ All above results are well within MPCB Limit.				
				 Ms. Sneha Hande (Quality Manager) Reviewed & Authorized By

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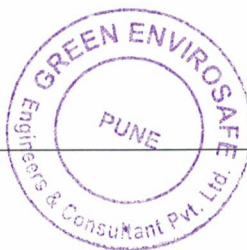
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TEST REPORT			
Test Report No: GESEC/PRO/SO/2023-24/03/2211		Date of Report	25/03/2024
Sample ID: GESEC/PRO/SO/2023-24/03/2211		Date of Sampling	19/03/2024
Name & Address of the Customer - M/s. CHOPRA KAKDE REALTY LLP. Survey No. 674,686,687, near woodsvilla phase – 3, Boradewadi, Moshi,pune..		Start Date of Analysis	20/03/2024
		End Date of Analysis	25/03/2024
		Sample Details	soil
		Nature of sample	solid
Sample Collected By	UEPL		
Parameter	Result	Unit	Standard Method
pH	7.01	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	241.07	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Available Manganese as Mn	15.32	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011
Available Nitrogen	6.9	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorus	18.47	kg/ha	ISRIC, Page No.14-1:2002
Available Potassium	132	kg/ha	Food and agriculture organization Sec III,8-1,Page no115
Sodium adsorption ratio	18.01	mmolc/l	Food and agriculture organization of the united nation Page no14:2016
Total Nitrogen	0.028	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable calcium	7.44	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Exchangeable Magnesium	1.24	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Total Zinc as Zn	122	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Copper as Cu	21.0	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead as Pb	50.7	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Manganese as Mn	3.21	mg/kg	GESEC/LAB/SOP/ICP-OES/05

END OF REPORT



S. Hande
 Ms. Sneha Hande
 (Quality Manager)
 Reviewed & Authorized By
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Copy of Environmental Clearance

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)

To,

The -1

CHOPRA KAKDE REALTY LLP

Shop No. 27, 28 Radha Krushna Complex, Tirupati Chowk, Sector 1,
Indrayan Nagar, Pune. -411026

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/434986/2023 dated 29 Jun 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 1. EC Identification No. | EC24B038MH164345 |
| 2. File No. | SIA/MH/INFRA2/434986/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Residential and Commercial Construction
project at survey no 674, 686, 687, near
woodsvilla phase-3, Boradewadi, moshi |
| 7. Name of Company/Organization | CHOPRA KAKDE REALTY LLP |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 05/01/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/434986/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.CHOPRA KAKDE REALTY LLP,
Survey no 674, 686, 687, near woodsvilla phase-3,
Boradewadi, Moshi.

Subject : Environmental Clearance for Residential and Commercial Construction project at survey no 674, 686, 687, near woodsvilla phase-3, Boradewadi, Moshi by M/s.CHOPRA KAKDE REALTY LLP

Reference : Application no. SIA/MH/INFRA2/434986/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 179th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 3rd November, 2023.

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

1.	Proposal Number	Parivesh Proposal no. SIA/MH/INFRA2/434986/2023	
2.	Name of Project	Proposed Residential & Commercial construction project at Survey No. 674, 686, 687, near woodsvilla phase - 3, Boradewadi, moshi, pune	
3.	Project category	Category 'B2', Activity 8(a/b)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Chopra Kakde Realty LLP And Rose Villa
		Regd. Office address	Shop No. 27,28 Radha Krushna Complex, Tirupati Chowk, Sector 1, Indrayani Nagar, Pune
		Contact / e-mail	9881093699 technical@dlcworld.in
6.	Consultant	Open Arch Design and Enviro Solutions LLP 302, big Splash, Plot no. 78 & 78, Sector 17, Vashi, Thane, Maharashtra- 400703 Accreditation No : NABET/EIA/2124/IA0081	
7.	Applied for	New Project	
8.	Details of previous EC	No	
9.	Location of the project	Survey No. 674, 686, 687, near woodsvilla phase - 3, Boradewadi, Moshi, pune	

10.	Latitude and Longitude	Latitude- 18°40'17.77"N, Longitude-73°50'21.94"E					
11.	Total Plot Area (m2)	16700.00 sq m					
12.	Deductions (m2)	1508.20sq m					
13.	Net Plot area (m2)	15191.80 sq m					
14.	Proposed FSI area (m2)	67864.75 sq m					
15.	Proposed non-FSI area (m2)	17025.82 sq m					
16.	Proposed TBUA (m2)	84890.87sq m					
17.	TBUA (m2) approved by Planning Authority till date	Approved FSI area (sq. m.): -In process. Approved Non FSI area (sq. m.): - In process. Sanction B.P. no: In process. Date of Approval: In process.					
18.	Ground coverage (m2) & %						
19.	Total Project Cost (Rs.)	268.77Cr					
20.	CER as per MoEF & CC circular dated 01/05/2018	According to OM no. F. No. 22-65/2017-IA dated 20.10.2020, CER activity are mentioned in the Environment Management Plan					
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						Reason for Modification / Change
22.	Previous EC / Existing Building			Proposed Configuration			New project
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	----	----	----	Building A	B+G+10	37.50 m	
	----	----	----	Building B	B+G+14	43.60 m	
	----	----	----	Building C	B+G+14	43.60 m	
	----	----	----	Building D	B+G+22	66.80 m	
23.	Total number of tenements			Residential Tenements - 624 Nos. Residential Population - 3120 No's. Commercial Users – 297			
24.	Water Budget		Dry Season (CMD)		Wet Season (CMD)		
			Fresh Water	288.22	Fresh Water	288.22	
			Recycled (Flushing)	9.12	Recycled (Flushing)	0.00	
			Swimming Pool	0.00	Swimming Pool	0.00	
			Recycled (Gardening)	146.33	Recycled (Gardening)	146.33	
			Total	443.66	Total	434.55	
			Waste water generation	391.09	Waste water generation	391.09	
25.	Water Storage Capacity for Firefighting / UGT (m3)		Firefighting - Underground water tank (CMD): 275.00 Firefighting - Overhead water tank (CMD):20.00 for each building				

26	Source of water	PCMC		
27	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post Monsoon: 08-10 m Pre-Monsoon: 10-12m	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	1.5 X 2.0 X 3.0 m Surface recharge pits-03 Nos. Rooftop recharge pits-04 Nos. Total recharge pots- 07 Nos.	
	Details of UGT tanks if any:	Domestic Capacity:441 CUM Flushing UG Tank Capacity:220 CUM Fire Fighting Capacity:275 CUM		
28	Sewage and Wastewater	Sewage generation in CMD:	391.09KLD	
		STP technology	MBBR	
		Capacity of STP (CMD):	395.00 KLD	
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	NA	NA
		Wet waste:	NA	NA
		Construction waste	Excavation: 26127 cum	Top Soil: 4584cum, Murrum: 6417cum,
30	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	669 kg/Day	Dry waste will be sent for recycling to agency SWACH
		Wet waste:	966 kg/Day	Wet waste will be converting to compost by using OWC
		Hazardous waste:	NA	NA
		Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.
		E-Waste	5.0 kg/Day	Handed over to authorized vendor
31	Green Belt Development	Total RG area (m2)	1600.32	
		Existing trees on plot	37 No's	
		Number of trees to be planted	209 No's	
		Number of trees to be cut	5 No's	
		Number of trees to be Retained	32 No's	
32.	Power requirement:	Source of power supply:	MSEDCL	

		During Construction Phase (Demand Load):		100 KVA	
		During Operation phase (Connected load):		4120 KVA	
		During Operation phase (Demand load):		2205 KVA	
		Transformer:		630 KVA X3Nos. + 315 KVA X1Nos.	
		DG set:		30 KVA + 500 KVA	
		Fuel used:		HSD	
33.	Details of Energy saving	Total Energy Savings 20%			
34.	Environmental Management plan budget during Construction phase	Type	Details		Cost (Lakh)
		Air	Dust suppression measures and barricading		
		Land	Site Sanitation & Safety		2.1
		Env. management	Environmental Monitoring		
		Health & safety	Disinfection and Health Check-ups		
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
		Sewage treatment	MBBR	120.68 lakhs	14.11 lakhs
		RWH	Rainwater Harvesting	14.00 lakhs	0.70lakhs
		Solid Waste	Municipal Solid waste	14.50 lakhs	4.90 lakhs
		Green belt development	Landscaping	55.00 lakhs	6.00 lakhs
		Energy saving	Energy Savings	107.15 lakhs	5.36 lakhs
		Disaster Management	Lightning arrestor	2.80 Lakhs	--
		Env. Monitoring			0.125 lakhs
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	358	358	12.50Sq.m
		2-Wheeler	805	805	2.00sq. m
		Bicycles	---	----	----
37.	Details of Court cases / litigations w.r.t. the project and project location if any.				NO

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 269th (Day-2) meeting held on 3rd November, 2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the copy of IoD.
2. PP to submit the revised rain water harvesting calculation. PP to increase the surface recharge pit.
3. PP to increase the energy saving by solar energy.
4. PP to submit the revised landscape plan incorporating compensatory plantation.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1599.13 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-67864.75 m², Non FSI-17025.82 m², total BUA- 84890.87 m². (Plan approval No-BP/EC/Brohadewadi/04/2023, dated-18.08.2023)

General Conditions:

a) Construction Phase :-

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

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an

independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

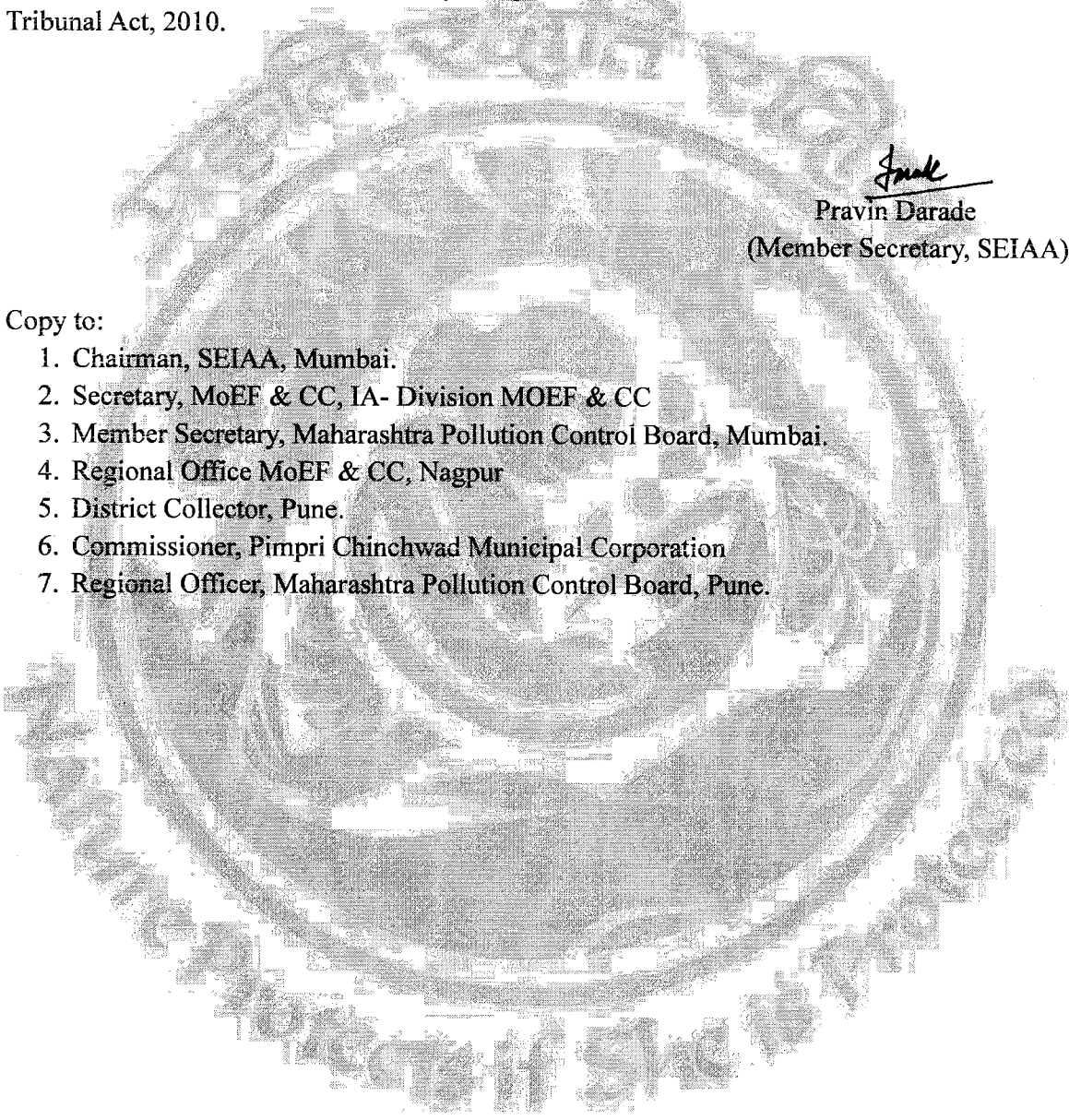

location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

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

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by: Sri Pravin C.
Darade, I.A.S.

Designation: Member Secretary

Date and Time: 15/01/2024 1:15:47 PM

Consent Application

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



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

Infrastructure/RED/S.S.I

No:- Format1.0/CC/UAN No.0000183518/CE/2403000223

Date: 03/03/2024

To,
M/s. Chopra Kakde Realty LLP And Rose
Villa, Survey No. 674, 686, 687, Near
woodsvilla phase - 3, Boradewadi, Moshi,
Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for Residential & Commercial construction project under Red category

Ref: Minutes of 31st Consent Committee meeting of 2023-24 held on 16.02.2024

Your application NO. MPCB-CONSENT-0000183518

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The Consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier**
- The capital investment of the project is Rs.268.77 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for construction project named as M/s. Chopra Kakde Realty LLP And Rose Villa, Survey No. 674, 686, 687, Near woodsvilla phase - 3, Boradewadi, Moshi, Tal Haveli, Dist Pune on Total Plot Area of 16700.00 SqMtrs for total construction BUA of 84890.87 SqMtrs as per EC granted dated 05.01.2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 05.01.2024	16700.00	84890.87

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	391.09	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	DG SETS-630 KVA X 3	03	As per Schedule -II
S-4	DG SET-315 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	669 Kg/Day	Segregation	Dry waste will be sent for recycling to agency SWACH Dry waste will be sent for recycling to agency SWACH
2	Wet Waste	966 Kg/Day	OWC with composting or biodigester with Composting	As Manure
3	STP Sludge	39 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocessor

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	5.00	Kg/Day	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/434986/2023 dtd 05.01.2024 for construction project on total Plot Area 16700 SqMtr & total construction BUA 84890.87 SqMtras per specific condition of EC.

16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-03-03 13:31:38 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	537540.00	MPCB-DR-22416	03/11/2023	RTGS

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **395 CMD for treatment of domestic effluent of 391.09 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	443.66
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-3	DG SETS-630 KVA X 3	Acoustic Enclosure	5.50	HSD 126 Ltr/Hr	1	SO ₂	60.48 Kg/Day
S-4	DG SET-315 kVA	Acoustic Enclosure	4.00	HSD 63 Ltr/Hr	1	SO ₂	30.24 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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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 for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent To Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & EC conditions	upto Commissioning of the project	upto Commissioning of the project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. 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.
8. 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.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 11 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.
 - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 13 The treated sewage shall be disinfected using suitable disinfection method.
 - 14 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.
 - 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

ANNEXURE – VIII

Commencement Certificates

पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

बांधकाम चालू करणेकरिता महत्वाच्या सूचना / अटी

- १) सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर (डी.पी. रस्त्याबाबत) नगररचना व विकास विभागाकडून सेटबॅक तपासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये. ज्योत्यापर्यंतच्या कामाचे विभागस लेखी स्वरूपात कळवावे.
- ३) सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचा भोगवटा दाखला मागण्यापुर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी, त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपन विकसकाने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- ५) नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री थोरिटीची पूर्व परवानगी घेतल्या शिवाय तोडू नयेत. अन्यथा कायदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.
- ६) बांधकाम परवानगी करिता 'बांधकाम राडारोडा व्यवस्थापन' (C & D Waste Management Plan) बाबत पर्यावरण विभागकडील ना हरकत प्रमाणपत्र जोडणे आवश्यक आहे. तसेच बांधकाम पुर्णत्वाचा दाखला देताना विकसकाने C & D Waste Processing Plan वर टाकलेल्या राडारोड्याचा रिपोर्ट तसेच प्रक्रियेतून पुर्ननिर्मित झालेले कमीत-कमी २०% बांधकाम साहित्य वापरलेचे प्रमाणपत्र प्राप्त झालेनंतर संबंधितांना पुर्णत्वाचा दाखला देण्यात येईल. सदरची अट ३०० चौ. मी. पेक्षा जास्त भूखंड क्षेत्राकरिता लागू राहील.
- ७) इमारतीच्या मजल्यावरील सदनिकाधारकांच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहील.
- ८) विकास आराखड्यातील रस्ता रूंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहील. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ९) भूखंडाच्या संबंधित मिळकत कर भरल्याचा करसंकलन विभाग मनपा यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १०) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ११) विकास आराखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रूंदीने बाधित क्षेत्र म.न.पा.चे. नाव लावून ७/१२ चा उतारा /सुधारित मालमत्तापत्रक व मोजणी नकाशा, सदर जागेचे FSI/ DR अनुज्ञेय करणेपुर्वी या कार्यालयाकडे सादर करणेपुर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सदरहू रस्ता रूंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतः करणे आवश्यक आहे. अथवा मनपाच्या त्यावेळच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १२) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा / मालमत्तापत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १३) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रीकरण नगर भूमापन कार्यालयकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापुर्वी या विभागाला सादर करणे आवश्यक आहे.
- १४) इमारतीसाठी नियमानुसार रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- १५) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील सर्व प्रकारच्या पाण्याचा निचरा होणे सार्वजनिक आरोग्याच्या दृष्टीने आवश्यक आहे. त्यासाठी योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहील. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार / हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करणेची जबाबदारी विकसकाची राहील.
- १६) मा. उपविभागीय अधिकारी / तहसिलदार यांचेकडून वर्ग १ साठी जमीनीची विनिश्चीता दाखल आवश्यक राहील. तसेच वर्ग २ साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येणार नाही.
- १७) म्हाडास द्यावयाच्या सदनिका, पुर्णत्वानंतर इतर इमारतींना भाग / संपूर्ण भोगवटा दाखला देण्यात येईल.
- १८) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- १९) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवा शर्ती)

अधिनियम १९९६ व कंत्राटी कामगार नियम आणि निर्मुलन) अधिनियम १९७० अनुषांगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण विषयक कायद्यातील तरतुदींची पूर्तता करून घेणे बंधनकारक आहे.

- २०) मा. जिल्हाधिकारी, पुणे यांची खनिकर्म शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म / कावि / ८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामासाठी लागणारे गौण खजिन हे अधिकृत रित्या जाहिर केलेल्या परवानगी दिलेल्या दगड, खडी, मुरूम, माती, वाळू परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- २१) सदरची परवानगी ही संबंधित विकासकाने रियल इस्टेट रेग्युलेशन अँड डेव्हलपमेंट अॅक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे विकासकावर बंधनकारक राहिल.
- २२) WASTE WATER RECYCLE UNIT / STP हे जलनिःसारण ना हरकत प्रमाणपत्राप्रमाणे उभारून कार्यन्वित करणे विकासकावर बंधनकारक राहिल.
- २३) महाराष्ट्र महानगरपालिका अधिनियमातील २६३ अन्वये विकासकाने बांधकाम पूर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटापत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे. तसेच मा. शहर अभियंता अगर त्यांनी नेमलेल्या अधिकाऱ्याच्या जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. या विरुद्ध वर्तन करणारा संबंधित विकासक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २४) प्लॉटमधून जाणाऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती या दाखल्याने दिलेली नाही.
- २५) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास पोहचू नये. त्याविषयी जबाबदारी विकासकावर आहे. या संमतीपत्राने दुसऱ्या कोणत्याही अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी विकासकावर राहिल.
- २६) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राबिना बांधकाम चालू आहे, असे समजण्यात येईल. विशेष प्रसंगी महानगरपालिकेची लेखी आज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे त्यात या संमतीवरून बाधा येत नाही.
- २७) पाणीपुरवठा ना हरकत दाखल्यामध्ये नमूद केलेले अटी प्रमाणे आवश्यक ती व्यवस्था करावी.
- २८) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके, हौद, अगर कारंजे खोदण्याचा अगर ६. बांधण्याचे काम करू नये. गलीट्रप्स, उघडी गटारे, यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे, हौदात केरकचरा न जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात सुलभपणे काढता येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्किंग) पाईपला चांगल्यापैकी वायरगेजचे संरक्षण असावे. हद्दीवरील भिंतीवरील फुटक्या बाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संडासाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी उंचीचे असावे.
- २९) संबंधित भूखंडाबाबतचा रस्ता, वीज, ड्रेनेज इ. विकासकाने महानगरपालिकेच्या स्पेसिफिकेशनप्रमाणेच करणे बंधनकारक आहे.
- ३०) एकात्रिवृत विकास नियंत्रण व प्रोत्साहन नियमावली अधिनियम क्र. १३.२ नुसार भूखंडक्षेत्र ४००० चौ.मी. व त्यापेक्षा जास्त साठी सौर ऊर्जेसाठी SWH/RTPV System बसवणे बंधनकारक आहे व त्यासाठी किमान २५% छताचा क्षेत्र वापरणे आवश्यक आहे.
- ३१) नियमावलीनुसार सौर उर्जेवर चालणारी व उष्णजल (Solar Water Heating System) बसविणे बंधनकारक आहे.
- ३२) डॅंग्यू, चिकनगुन्या, मलेरिया इ. डासांचे वाढीवर नियंत्रण ठेवणेसाठी बांधकामाचे साईटवर साठवलेले पाण्याचे टाक्यांवर झाकण असणे बंधनकारक आहे. तसेच साठविलेले पाण्याचे टाकीचे परिसरात साचलेल्या पाण्याचा निचरा नियमितपणे करणे विकासकावर बंधनकारक राहिल. तसेच सदर ठिकाणी नियमितपणे मलेरिया ऑईल, एंबेट फवारणी इ. डास प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकासकावर राहिल.
- (३३) बांधकास व्यवसायिक / विकासक हैं, विकाचर मालक यांनी बांधकामावर काम करणाऱ्या कामगार वर्गाचा विमा Insurance बंधनकारक आहे.
- ३४) साईटवरील सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय करणे विकासक यांचेवर बंधनकारक राहिल.
- ३५) अंतर्गत व वहिवाटीच्या रस्त्याबाबत क्षेत्र मनापचे ताब्यात देऊन ७/१२ उतान्यावर पिंपरी चिंचवड महानगरपालिकेच्या नावाची नोंद केलेनंतर क्षेत्राचा मोबदला देण्यात येईल.
- ३६) बांधकाम साईटवरील बसाहतीत विद्युत वाहिनी (इलेक्ट्रीसिटी व आग यांपासून धोका निर्माण होऊ नये. यांची विशेष काळजी घेण्यात यावी.
- ३७) विद्युत महाराष्ट्र शासनाचे मेमोरंडम नं. टीपीसी / ४३९८/१५०४/सीआर २८७/९४/युडी११/आरडीपी दि. १९ जुलै १९९४ नुसार संबंधित जागामालक / जागेचा विकास करणार त्यांनी (बांधकाम / विकास करावयाच्या) जागेवर सर्वाना सहजरित्या दिसेल अशा रितीने 'डिस्टले बोर्ड (माहिती फलक)' बसविणे आवश्यक आहे. या फलकावर (मालकाचे नाव, आर्किटेक्टचे नाव व इतर अनुषंगिक) माहिती असणे आवश्यक आहे.

- ३८) कामाच्या ठिकाणी अपघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून हे वंचित राहू नये या करिता विकसकाने कामगाराचा अपघात विमा काढणे बंधनकारक राहिल.
- ३९) जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हा दाखला देणेत येत आहे.
- ४०) भुखंडातील बांधकामाचे क्षेत्र (Construction Area) FSI व Non FSI क्षेत्र मिळून २०,००० चौ. मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- ४१) विकास नियंत्रण नियमावलीतील अधिनियम क्र. १.२०.२ (ल) नुसार ३०.०० मी. पेक्षा जास्त उंचीच्या इमारतीसाठी Mechanical Ventilation यंत्रणा बसविणे व कार्यान्वित ठेवणेची बाब विकसक यावर बंधनकारक आहे.
- ४२) भारतीय मानक १५.२३०९.१९८९ रीती संहितेनुसार ३०.०० मी व त्यावरील उंचीच्या इमारतीचे विजेपासून संरक्षण करण्यासाठी इमारतीवर Lightning Arrester बसविणे बंधनकारक आहे.
- ४३) एकात्मिक विकास नियंत्रण व प्रोत्साहन नियमावली अधिनियम मध्ये १३.५ मध्ये नमुद केलेनुसार ४००० चौ. मी व त्यावरील बांधकाम क्षेत्र (Built up) असलेल्या निवासी अनिवासी मिश्र वापर / इमारतीस organic waste composter (O.W.C) कार्यान्वित ठेवणे बंधनकारक आहे.
- ४४) सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Environmental Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रत्यक्षात जागेवर पूर्वमंजूर आदेशातील बांधकाम क्षेत्राचेवर Environmental Clearance मिळाले शिवाय बांधकाम / विकास करता येणार नाही.
- ४५) लेखापरिक्षणात रकमेची वसुली निघालेस विकसकांना भरणे बंधनकारक राहिल.
- ४६) नियोजित प्रकल्पांमध्ये जलतरण तलाव प्रस्तावित केले असल्यास त्यासाठी जीवरक्षक नियुक्त करणे बंधनकारक राहिल.
- ४७) सर्व समावेशक आणि एकात्मिक नियंत्रण व प्रोत्साहन नियमावली (UDCPR) नियमावली क्र. ११.२ (ल) प्रमाणे बेसमेंट क्षेत्राच्या २.५% पेक्षा कमी व्हेंटीलेशन असल्यामुळे बसविणे आवश्यक संसाधने Mechanical Ventilation Exhaust Fan इ. आवश्यक संसाधने व कार्यान्वित साधणे ठेवणे विकसक यांवर बंधनकारक आहे.
- ४८) एकूण आवश्यक पार्किंग वाहन संख्येच्या २०% वाहनांसाठी EV Charging Unit बसविणे विकसकावर बंधनकारक आहे.
- ४९) पिंपरी चिंचवड नवनगर विकास प्राधिकरणाकडून महानगरपालिकेमध्ये विलीन झालेल्या क्षेत्रासाठी पूर्णत्व दाखला घेतेवेळी लागू अतिरिक्त अधिमुल्याचा भरणा करणे विकसकावर बंधनकारक राहिल.
- ५०) पिंपरी चिंचवड नवनगर विकास प्राधिकरणाकडून महानगरपालिकेमध्ये विलीन झालेल्या क्षेत्रासाठी रहिवास भूखंडावर वाणिज्य वापर अनुज्ञेय केल्यास नियमाप्रमाणे वाणिज्य वापर अधिकूल (प्रिमियम) भरणे विकसकावर बंधनकारक राहिल.
- ५१) एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावली मधील नियमांचा भंग झाल्यास विनियम क्र. २.१४ नुसार संचलित विकसक व ता. आर्कि./क्र. इमे. यांचे वर कारवाई करण्यात येईल.

५२) RERA रजिस्ट्रेशन क्रमांक :-

अट क्र.	प्रकल्पाचे / इमारतीचे प्रवेश द्वाराजवळ रस्त्याचे बाजूने प्रत्येकी ५० मी. अंतरावर एक सी.सी.टी.व्ही. याप्रमाणे बसविणे विकसकास बंधनकारक राहिल.
अट क्र.	विकसनाच्या ठिकाणी धुळ प्रतिबंधक उपाययोजना मनपाने वेळोवेळी दिलेल्या निर्देशाप्रमाणे करणे विकसकांवर बंधनकारक आहे.
अट क्र.	'क' क्षेत्रीय स्थापत्य विभागाकडील पत्र क्र. जा.क्र.स्थ/कक्ष/कावि/प्र.क्र.२/०६/२०२४ दि. ०९/०१/२०२४ चे पत्र व नकाशानुसार स्वखर्चाने व मनपा स्पेशिफिकेशननुसार नाला व CD WORK चे काम करणेचे व एकात्मिक विकास व नियंत्रण नियमावलीतील विनियम क्र. ३.१३.२, ३.१.१ व ४.१.२ चे अनुपालन, पूर्तता करणेचे सशर्त अटीवर सदर बांधकाम परवानगी देण्यात येत आहे.

अ) विकसकाचा मालकाचा पत्ता

ब) बांधकामाच्या साईटचा पत्ता

मोबाईल क्र. _____

ई-मेल _____

पत्ता : _____

सर्व्हे नं. ६८६, ६८७ आणि

६७४ व.

मंजूर बो-खाडेवाडी पुणे.

PROPOSED BUILDING (A - WING)

BUILDING NO.	FLOOR NO.	COMMERCIAL AREA	RESIDENTIAL AREA	TENEMENTS
(1)	(2)	(3)	(4)	(5)
A - WING	BASEMENT - 1	11.96 SQ.MT	--	--
	GROUND FLOOR	408.17 SQ.MT	--	--
	MEZZENINE FLOOR	201.97 SQ.MT	--	--
	1ST FLOOR	499.33 SQ.MT	--	--
	2ND FLOOR	752.95 SQ.MT	--	--
	3RD FLOOR	752.95 SQ.MT	--	--
	4TH FLOOR	752.95 SQ.MT	--	--
	5TH FLOOR	--	594.99 SQ.MT	10
	6TH FLOOR	--	594.99 SQ.MT	10
	7TH FLOOR	--	594.99 SQ.MT	10
	8TH FLOOR	--	548.85 SQ.MT	10
	9TH FLOOR	--	594.99 SQ.MT	09
	10TH FLOOR	--	594.99 SQ.MT	10
TOTAL		3380.28 SQ.MT	3523.80 SQ.MT	59

PROPOSED BUILDING (E - WING)

BUILDING NO.	FLOOR NO.	RESIDENTIAL AREA
(1)	(2)	(3)
E - WING	GROUND FLOOR	155.53 SQ.MT
	1ST FLOOR	77.67 SQ.MT
TOTAL		233.20 SQ.MT

MAHADA AREA STATEMENT

MIN. REQ. AREA	3518.09
PROP. AREA	3523.80
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	65



GOOGLE IMAGE
N.T.S

PROPOSED SITE

BUILDINGWISE FSI STATEMENT

BUILDING NO.	FLOOR NO.	COMMERCIAL	RESIDENTIAL	MHADA	TENEMENTS
WING-A	B+G+10	3380.28	0.00	3523.80	59
WING-B	B+G+14	----	14828.92	----	152
WING-C	B+G+14	----	14893.58	----	152
WING-D	B+G+22	----	31004.97	----	261
WING-E	G+01	----	233.20	----	00
TOTAL		3380.28	60960.67	3523.80	624
TOTAL		67864.75			

PROPOSED BUILDING (B - WING)

BUILDING NO.	FLOOR NO.	RESIDENTIAL AREA	TENEMENTS
(1)	(2)	(3)	(4)
B - WING	BASEMENT - 1	19.06 SQ.MT	--
	GROUND FLOOR	19.06 SQ.MT	--
	1ST FLOOR	1069.05 SQ.MT	11
	2ND FLOOR	1069.05 SQ.MT	11
	3RD FLOOR	1069.05 SQ.MT	11
	4TH FLOOR	1069.05 SQ.MT	11
	5TH FLOOR	1069.05 SQ.MT	11
	6TH FLOOR	1069.05 SQ.MT	11
	7TH FLOOR	1069.05 SQ.MT	11
	8TH FLOOR	981.10 SQ.MT	10
	9TH FLOOR	1069.05 SQ.MT	11
	10TH FLOOR	1069.05 SQ.MT	11
	11TH FLOOR	1069.05 SQ.MT	11
	12TH FLOOR	1069.05 SQ.MT	11
	13TH FLOOR	981.10 SQ.MT	10
	14TH FLOOR	1069.05 SQ.MT	11
TOTAL		14828.92 SQ.MT	152

PROPOSED BUILDING (C - WING)

BUILDING NO.	FLOOR NO.	RESIDENTIAL AREA	TENEMENTS
(1)	(2)	(3)	(4)
C - WING	BASEMENT - 1	19.06 SQ.MT	--
	GROUND FLOOR	83.72 SQ.MT	--
	1ST FLOOR	1069.05 SQ.MT	11
	2ND FLOOR	1069.05 SQ.MT	11
	3RD FLOOR	1069.05 SQ.MT	11
	4TH FLOOR	1069.05 SQ.MT	11
	5TH FLOOR	1069.05 SQ.MT	11
	6TH FLOOR	1069.05 SQ.MT	11
	7TH FLOOR	1069.05 SQ.MT	11
	8TH FLOOR	981.10 SQ.MT	10
	9TH FLOOR	1069.05 SQ.MT	11
	10TH FLOOR	1069.05 SQ.MT	11
	11TH FLOOR	1069.05 SQ.MT	11
	12TH FLOOR	1069.05 SQ.MT	11
	13TH FLOOR	981.10 SQ.MT	10
	14TH FLOOR	1069.05 SQ.MT	11
TOTAL		14893.58 SQ.MT	152

PROPOSED BUILDING (D - WING)

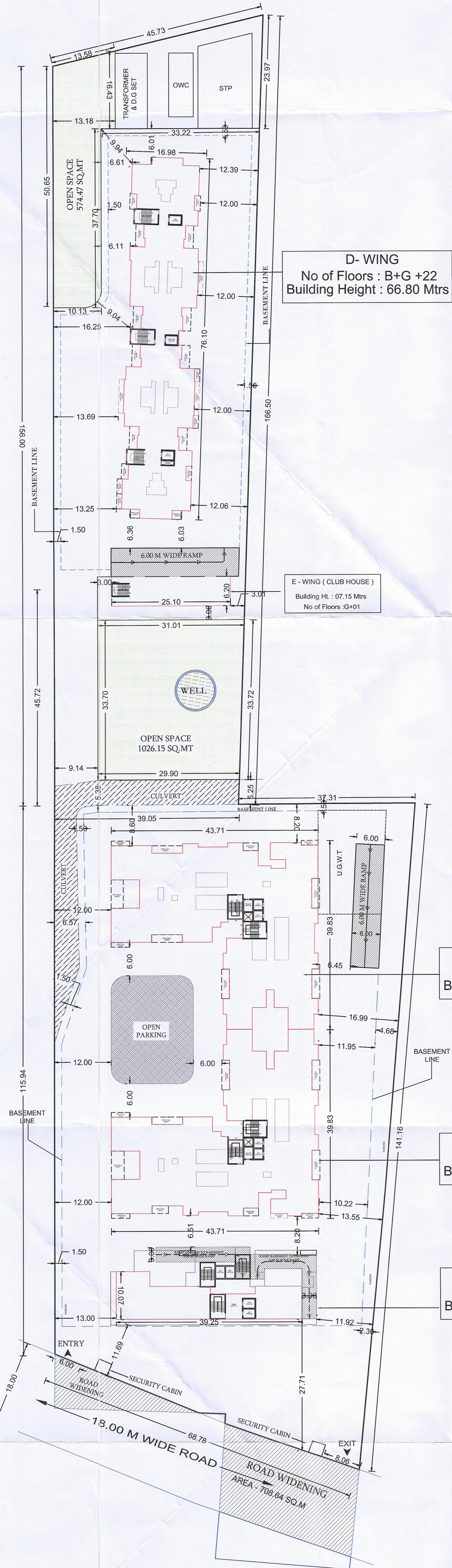
BUILDING NO.	FLOOR NO.	RESIDENTIAL AREA	TENEMENTS
(1)	(2)	(3)	(4)
D - WING	BASEMENT - 1	17.47 SQ.MT	--
	GROUND FLOOR	81.47 SQ.MT	--
	1ST FLOOR	1209.12 SQ.MT	12
	2ND FLOOR	1442.32 SQ.MT	12
	3RD FLOOR	1442.32 SQ.MT	12
	4TH FLOOR	1442.32 SQ.MT	12
	5TH FLOOR	1442.32 SQ.MT	12
	6TH FLOOR	1442.32 SQ.MT	12
	7TH FLOOR	1442.32 SQ.MT	12
	8TH FLOOR	1245.08 SQ.MT	11
	9TH FLOOR	1442.32 SQ.MT	12
	10TH FLOOR	1442.32 SQ.MT	12
	11TH FLOOR	1442.32 SQ.MT	12
	12TH FLOOR	1442.32 SQ.MT	12
	13TH FLOOR	1245.05 SQ.MT	11
	14TH FLOOR	1442.32 SQ.MT	12
	15TH FLOOR	1442.32 SQ.MT	12
	16TH FLOOR	1442.32 SQ.MT	12
	17TH FLOOR	1442.32 SQ.MT	12
	18TH FLOOR	1245.05 SQ.MT	11
	19TH FLOOR	1442.32 SQ.MT	12
	20TH FLOOR	1442.32 SQ.MT	12
	21TH FLOOR	1442.32 SQ.MT	12
	22TH FLOOR	1442.32 SQ.MT	12
TOTAL		31004.97 SQ.MT	261

F.S.I + NON F.S.I STATEMENT (FOR IOD)

SR.NO.	DESCRIPTION	AREA (SQ.MT)
01	F.S.I AREA	67864.75
02	NON F.S.I	-
1	REFUGE AREA	570.02
2	PARKING AREA OF GROUND FLOOR	3478.96
3	BASEMENT PARKING AREA (B1)	11505.12
4	RAMP AREA	481.41
5	OVERHEAD WATER TANK	180.06
6	UNDER GROUND WATER TANK	310.00
7	TRANSFORMER	125.00
8	D.G.SET	50.00
9	S.T.P.	235.00
10	O.W.C.	75.00
11	GARBAGE CHUTE	05.25
12	SECURITY CABIN	10.00
13	TOTAL NON F.S.I	17025.82
TOTAL	F.S.I + NON F.S.I (67864.75+17025.82)	84890.57 SQ.MT

PARKING AREA STATEMENT AS PER UDCPR

AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER
30 - 40	59	0 1 2	00/2= 00	00	00
40 - 80	565	1 1 2	565/2= 282.50	283	565
COMM. (SQMT)	1003.46	2 1 2	1003.46/100 = 10.03	20	60
COMM. (OFFICE)	1289.49	3 1 1	1289.49/100 = 12.89	38	142
TOTAL				341	767
VISITORS PARKING (5%)				17	38
TOTAL REQUIRED PARKING				358	805
REQUIRED AREA				4475.00	1610.00



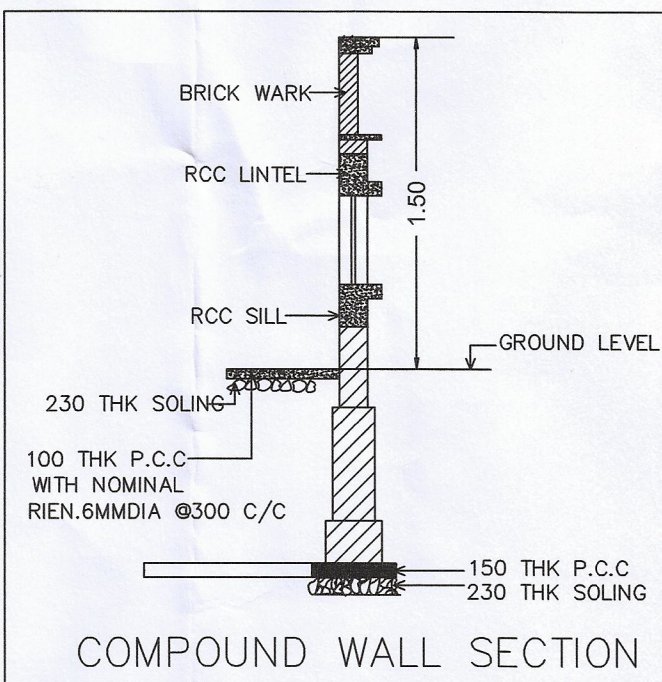
LAYOUT PLAN
SCALE 1:500

C- WING
No of Floors : B+G +14
Building Height : 43.60 Mtrs

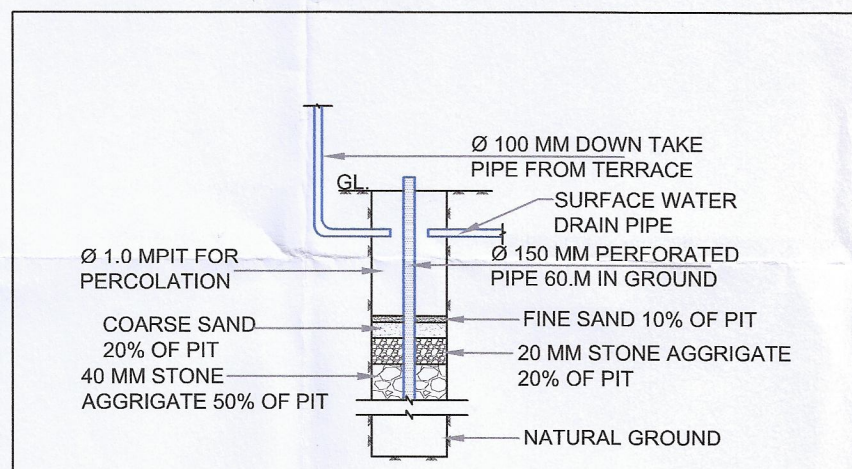
B- WING
No of Floors : B+G +14
Building Height : 43.60 Mtrs

A- WING
No of Floors : B+G +10
Building Height : 37.50 Mtrs

Triangle	Area
A-01	3472.30
A-02	3234.02
A-03	4842.19
A-04	4304.72
A-05	440.52
A-06	432.13
Total	16725.98



COMPOUND WALL SECTION



RAIN WATER HARVESTING DETAIL

AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (Minimum area of a.b.c. to be considered)	
(a) AS PER OWNERSHIP DOCUMENT (712.CTS EXTRACT)	16729.90
(b) AS PER MEASUREMENT SHEET	16725.88
(c) PLOT AREA AS PER SITE	16725.88
(d) CONSIDERING MINIMUM AREA OF PLOT	16700.00
2 DEDUCTIONS FOR	
(a) PROPOSED D.P. ROAD WIDENING	708.64
(b) ANY D.P. RESERVATION AREA (B.R.T. AREA)	0.00
(TOTAL a+b)	708.64
3 BALANCE AREA OF PLOT (1-2)	15991.36
4 AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED -	
(B) ADJUSTMENT OF 2(B) IF ANY -	0.00
(C) BALANCE PROPOSED	0.00
5 NET PLOT AREA (3-4(C))	15991.36
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED	1599.13
(B) PROPOSED	1600.62
7 INTERNAL ROAD AREA	0.00
8 PLOTABLE AREA (IF APPLICABLE)	---
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (60.00 Meters) - 15991.36 x 1.10	17590.90
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE	8350.00
(B) PROPOSED FSI ON PAYMENT OF PREMIUM (16700.00X0.50)	8350.00
11 IN-SITU FSI / TDR LOADING	
(A) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO.2(A) IF ANY	0.00
(B) IN-SITU AREA AGAINST AMENITY HANDED OVER TO PCMC	0.00
(C) TDR AREA	15030.00
(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	15030.00
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	40970.49
(A1) DEDUCTION-BUILT UP AREA/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	0.00
(A2) BALANCE ENTITLEMENT FOR ANCILLARY (A1-A2)	0.00
(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES (ON A2 WHICHEVER APPLICABLE)	0.00
(b-1) AREA FSI UPTO 80% WITH PAYMENT - (3380.28 / 1.8 = 1889.15 SQMT) 1877.93 X 80% = 1502.35 SQMT	1502.35
(b-2) AREA FSI UPTO 60% WITH PAYMENT (40970.49 - 1877.93 = 39092.56 X 60%)	23455.53
(C) TOTAL ENTITLEMENT (A+B1+B2)	65928.37
14 MAXIMUM UTILIZATION LIMIT OF FSI (Building potential) PERMISSIBLE AS PER ROAD WIDTH (As per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	4.0
(A) EXISTING BUILT-UP AREA/AS PER OLD RULE	0.00
(B) PROPOSED BUILT-UP AREA (AS PER P-LINE)	
(I) RESIDENTIAL	60960.67
(II) COMMERCIAL	3380.28
(C) TOTAL (A+B) (WITHOUT MHADA)	64340.95
TOTAL (A+B) (WITH MHADA)	67864.75
F.S.I. CONSUMED (15/13)	0.975
(should not be more than sr. no. 14 above)	
AREA FOR INCLUSIVE HOUSING, IF ANY MHADA	
(A) REQUIRED	3518.09
(B) PROPOSED	3523.80

Certified that the plot under reference was surveyed by me on _____ and the dimension of sides, etc. of plot stated on plan area as measured on site and the area worked out tallies with the area stated in document of ownership / p.s. scheme record / land record dept. / city surveyed records.

SIGN OF ARCHITECT

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority. Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the works.

OWNER'S SIGNATURE

PROJECT :	
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON GAT NO. - 686, 687 & 674 (P) AT - BORHADEWADI, HAVELI, PUNE.	
OWNER / P.A.H. NAME :	
M/S. CHOPRA KAKDE REALITY LLP & MIS ROSE VILLA THROUGH ITS PARTNER	
MR. RITESH J PATEL	
MR. SURESH UTTAM KAKDE	
ARCHITECT:	
AR.NITIN R. PATEL LIC.NO.-CA/2007/39428	
PRECISION ARCHITECTS & PLANNER'S OFFICE NO. 122&123, G WING, FIRST FLOOR, JAY GANESH SAMARAJYA, SPINE ROAD NEAR NASHIK PUNE HIGHWAY BHOSARI, PUNE - 411039. E-mail : precisionap_pune@rediffmail.com	
DRAWN BY : DHANRAJ	
CHKD BY : NITIN	
DRG NO : 1	
INWARD NO.	
DATE : 20-07-2023	
KEY NO. 1-2	
SHEET NO. 01 / 01	

PLOT AREA DIAGRAM
SCALE 1:1000

No Objection Certificates



पिंपरी चिंचवड महानगरपालिका

(नागरी व प्रशासकीय सेवेसाठी आयएसओ 9001:2008 प्रमाणपत्र प्राप्त संस्था)
पाणीपुरवठा विभाग, क-क्षेत्रीय कार्यालय, नेहरूनगर, पिंपरी, पुणे - १८.
Email - Cward@pcmcindia.gov.in Website - www.pcmcindia.gov.in

जावक क्र. - कक्षेका/पापुटे.क्र.०११/कावि/१५५/२०२३

दिनांक - 22/05/2023

प्रति,

मे.चोपरा काकडे रियल्टी एल.एल.पी.

ऑफिस नं. १२२ व १२३,

पहिला मजला जी. विंग,

जय गणेश साम्राज्य, स्पाईन रोड.

विषय - गट नं. ६८६, ६८७ व ६७४(पै), बो-हाडेवाडी, पुणे येथील नियोजित
बांधकामासाठी पाणीपुरवठा विभागाकडील सुधारीत पर्यावरण ना हरकत प्रमाणपत्र
दाखला मिळणेबाबत...

संदर्भ - मे.चोपडा रियल्टी एल.एल.पी. यांचा अर्ज क्रमांक - 105223240000181

उपरोक्त विषयांस अनुसरून संदर्भीय पत्रान्वये आपण नियोजित गृहप्रकल्प मौजे बो-हाडेवाडी गट नं. ६८६, ६८७ व ६७४(पै), बो-हाडेवाडी पुणे - मे.चोपरा काकडे रियल्टी एल.एल.पी.यांच्या प्रस्तावित गृहप्रकल्पासाठी पर्यावरण ना हरकत प्रमाणपत्रासाठी दाखला मिळणेबाबत अर्ज केला आहे. सदर प्रस्तावित गृहप्रकल्पामध्ये ए विंग वाणिज्य ३३८०.२८ चौ.मी. व विंग ए-५९, बी-१५२, सी-१५२, डी - २६१ असे एकुण ६२४ सदनिका असून सदर गृहप्रकल्पास एकुण ४६६२२७.०० ली. पाण्याची आवश्यकता आहे. तसेच विकसकाने महापालिकेच्या जलवाहिनीपासून आवश्यक त्या व्यासाची डी.आय.पाईपलाईन त्यांच्या जमिनीवरिल टाकीपर्यंत स्वखर्चाने टाकावी लागेल. गृहप्रकल्पाचे बांधकाम पूर्ण झालेनंतर मनपामार्फत पाण्याच्या उपलब्धतेनुसार सदर गृहप्रकल्पातील नागरिकांना पाणीपुरवठा करणेत येईल उर्वरित पाण्याची मागणी आपण पुर्नवापर व पुर्नचक्रीकरण (Recycling & Reuse) करून केलेल्या पाण्याद्वारे पुर्न करावी. महापालिकेकडील टप्पा क्र. ५ व ६ पुर्ण होईपर्यंत मनपास पुर्ण क्षमतेने पाणीपुरवठा करणे शक्य होणार नाही. याबाबत अपणाकडून दि. २८/०४/२०२३ रोजी हमीपत्र घेण्यात आलेले आहे. हमीपत्रात नमूद केलेप्रमाणे सदनिका धारकांना व गाळे धारकांना मनपा कडील टप्पा क्र. ५ व ६ (भामा आसखेड व आंध्र प्रकल्प) पुर्ण होईपर्यंत आपणामार्फत स्व:खर्चाने पाणीपुरवठा करणेच्या अटी शर्तीस अनुसरून सदरचा पर्यावरण ना हरकत प्रमाणपत्र देण्यात येत आहे. तसेच प्रत्यक्षात बांधकाम परवानगी घेते वेळेस सदर गृहप्रकल्पाबाबत सविस्तर माहिती आपलेकडून मिळणे अपेक्षित आहे व सदरची सविस्तर माहिती मिळालेनंतर बांधकाम परवानगीसाठी वेगळे ना हरकत प्रमाणपत्र देणेत येईल.

कार्यकारी अभियंता,
पाणीपुरवठा विभाग, क-क्षेत्रीय कार्यालय,
पिंपरी चिंचवड महानगरपालिका,
पिंपरी - १८.



पिंपरी चिंचवड महानगरपालिका
पर्यावरण अभियांत्रिकी विभाग
जा. क्र. पर्या/STP01/कावि/७३/२०२३
दिनांक - २/०६/२०२३

प्रति,

मे. चोप्रा काकडे रिअलिटी एल.एल.पि व मे. रोज विला तर्फे भागीदार श्री.रितेश पटेल व श्री.सुरेश उत्तम काकडे
द्वारा ला.आ. श्री.नितिन पटेल,
भोसरी, पुणे - ४११०३९

विषय - मैलाशुद्धीकरण प्रकल्प बंधनकारक असलेल्या बांधकामाकरीता मैलापाणी शुद्धीकरण
केंद्राकरीता परवानगी 'नाहरकत दाखला' (Permission NOC) देणेबाबत....

प्रकल्पाचे नाव	मे. चोप्रा काकडे रिअलिटी एल.एल.पि व मे. रोज विला तर्फे भागीदार श्री.रितेश पटेल व श्री.सुरेश उत्तम काकडे		
प्रकल्पाचा पत्ता	मौजे - वो-हाडेवडी, गट न. ६८६, ६८७ व ६७४(पै), सिटी सर्वे नं. ---		
ला.आर्किटेक्ट	श्री.नितिन पटेल, भोसरी, पुणे - ४११०३९		
मिळकतीचे क्षेत्रफळ (चौ.मी.)	१६७००.००	एकुण बांधकाम क्षेत्र (म्हाडा सह) (चौ.मी.)	६७८६४.७५
निवासी बांधकाम क्षेत्र (म्हाडा सह) (चौ.मी.)	६४४८४.४७	वाणिज्य बांधकाम क्षेत्र (चौ.मी.)	३३८०.२८
एकुण सदनिका - (निवासी)	६२४	एकुण इमारतींची संख्या	४
सदनिकांची विंग निहाय संख्या			
A-५९, B-१५२, C-१५२, D-२६१ = एकुण ६२४ निवासी सदनिका, वाणिज्य बांधकाम क्षेत्र = ३३८०.२८ चौ.मी.			
आवश्यक पाणीपुरवठा (KLD)	४४२.९४	तयार होणारे मैलापाणी (KLD)	४०४.६५
प्रस्तावित STP ची क्षमता (KLD)	४१०.००	तंत्रज्ञान	MBBR

बांधकाम परवानगी करीता सादर केलेल्या मैलाशुद्धीकरण केंद्राचे नकाशे, Design व तांत्रिक बाबी तपासून खालील अटींवर परवानगी 'नाहरकत दाखला' (Permission NOC) देणेत येत आहे.
अटी.

१. निवासी + वाणिज्य वापराकरीता ४१०.०० के.एल.डी. प्रतिदिन क्षमतेचा सांडपाणी प्रक्रिया प्रकल्प (Sewage Preatment Plant) बांधणे व कार्यान्वित करणे आवश्यक असून यामधुन निघणा-या गाळाची विल्हेवाट Central Public Health and Environmental Engineering Organization (CPHEEO) च्या नियमावलीनुसार करणे विकसक / सोसायटी यांचेवर बंधनकारक राहिल.
२. सदर प्रकल्प कार्यान्वित ठेवणे, त्याची देखभाल दुरुस्ती करणे व त्यापोटी येणारा खर्च याची जबाबदारी विकसनकर्ता मे. चोप्रा काकडे रिअलिटी एल.एल.पि व मे. रोज विला तर्फे भागीदार श्री.रितेश पटेल व श्री.सुरेश उत्तम काकडे यांची असून शासनाकडील एन्व्हायरोमेंट क्लिअरन्स सर्टिफिकेट मिळिल सर्व अटी व शर्ती विकसकार बंधनकारक राहतील.
३. मैलाशुद्धीकरण केंद्रामध्ये प्रक्रिया केलेल्या पाण्याची गुणवत्ता MPCB च्या मानांकनाच्या मर्यादित ठेवण्याची जबाबदारी आपली राहिल. याकरीता STP चे Outlet ला Online



- Monitoring System बसविणेत यावी. तसेच मनपामार्फत तयार करणेत आलेल्या संगणक प्रणालीवरील डॅशबोर्डवर याबाबतची दैनंदिन माहिती भरणेत यावी.
४. प्रकल्पाच्या/इमारतीच्या अंतर्गत जलनिःसारण व्यवस्थेची संपूर्ण जबाबदारी आपली राहिल तसेच प्रक्रिया केलेल्या पाण्याचा किमान ३० % पुनर्वापर करणे बंधनकारक राहिल.
 ५. प्रक्रिया केलेल्या पाण्याचा पुनर्वापर झाल्यानंतर उरलेले पाणी नजिकच्या नाला अथवा मनपाच्या Storm Water लाईनला जोडणेत यावे. मनपाच्या ड्रेनेज लाईनला जोडणेत येऊ नये. मैलापाणी पिंपरी चिंचवड मनपाच्या ड्रेनेज लाईनमध्ये सोडण्यात आल्यास त्यापोटी होणारा आकार/दंड विनातक्रार/विनाविलंब मनपाकडे जमा करणे विकसक/ सोसायटी यांचेवर बंधनकारक राहिल.
 ६. प्रक्रिया केलेल्या पाण्याचा वापर बागकाम, गाड्याधुणे, टॉयलेट प्लशिंग, शेतीकाम, रस्ते सफाई तसेच इतर पिण्याव्यतिरिक्तच्या कामाकरीता करणेत यावा.
 ७. मैलाशुद्धीकरण केंद्र चालविणे व त्याचे देखभाल दुरुस्ती करणेसाठी प्रशिक्षित कर्मचारी नेमणे इत्यादी बाबी विकसक / सोसायटीवर बंधनकारक राहतील.
 ८. सदर बांधकामास शासनाचे पर्यावरण नाहरकत घेणे तसेच महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या (MPCB) नियमांनुसार STP बाबतचे Consent to Establish व Consent to Operate प्राप्त करून घेण्याची जबाबदारी विकसकाची राहिल.
 ९. नियोजित STP च्या सुरक्षिततेच्या दृष्टीकोनातून STP चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवणेसाठी आवश्यक भिंत / गेट इ. चे बांधकाम करणे विकसक यांचेवर बंधनकारक राहिल.
 १०. मैलाशुद्धीकरण प्रकल्पाबाबतची माहिती गाळेधारकास गाळा घेतानाच देणे विकसन कर्त्यावर बंधनकारक असल्याने यासाठीची आवश्यक ती पूर्तता करणे व मैलाशुद्धीकरण केंद्र सोसायटीस हस्तांतरण झाले नंतर सोसायटीवर सर्व नियम व अटी बंधनकारक असल्याने यासाठीची आवश्यक ती पूर्तता करून मैलाशुद्धीकरण केंद्र हस्तांतरण करणे इ. बाबी विकसकावर बंधनकारक राहतील.
 ११. दुरुस्तीचे कारणास्तव एस.टी.पी. बंद ठेऊन मैलापाणी मनपाचे ड्रेनेज लाईनमध्ये पुर्व परवानगीने सोडावयाचे झाल्यास प्लोमिटर नुसार दर्शविण्यात येणा-या मिटर रिडिंग नुसार होणारा आकार अथवा टेनामेंट बेसिसवरील पाणी वापराप्रमाणे तयार होणा-या मैलापाण्यानुसार होणारा आकार/दंड मनपाकडे जमा करणे विकसक/ सोसायटी यांचेवर बंधनकारक राहिल.
 १२. प्रस्तुत प्रकरणी मान्य नकाशामध्ये STP ची जागा दर्शविलेली आहे. सदर जागेबाबत भविष्यात काही वाद निर्माण झाल्यास त्याबाबतची संपूर्ण जबाबदारी विकसक यांची राहिल.
 १३. STP च्या आवारामध्ये सुरक्षिततेच्या नियमांचे काटेकोरपणे पालन करणेत यावे. याबाबतची सर्वस्वी जबाबदारी विकसक/सोसायटी यांची राहिल.
 १४. केंद्र शासन, राज्य शासन अथवा MPCB मार्फत वेळोवेळी प्राप्त होण्या-या मार्गदर्शक सुचनांनुसार STP मध्ये आवश्यक ते बदल करण्याची जबाबदारी विकसक / सोसायटी यांची राहिल.
 १५. अर्जदार यांनी अर्जासोबत सादर केलेली माहिती अथवा कागदपत्रे चुकीची / दिशाभूल करणारी आढळल्यास प्रस्तुतचा नाहरकत दाखला रद्द करणेत येईल.
 १६. सदर प्रकल्पास मैलाशुद्धीकरण प्रकल्प (STP) बांधणे, कार्यान्वित ठेवणे तसेच प्रक्रिया केलेल्या पाण्याचा पुनर्वापर करणे बंधनकारक आहे.

१७. विपयांकित मैलाशुद्धीकरण केंद्रामध्ये आवश्यकतेनुसार पुरेसे व्हेंट पाईप, क्रॉस व्हेंटीलेशन व आऊटलेटसाठी फ्लो मिटर, इलेक्ट्रीफिकेशन, रिसायकलिंग सिस्टिमसाठी लागणारे पंप्स व टाकी तसेच सरक्षिततेसाठी शेड व ध्वनीप्रदुपण रोखण्यासाठी ब्लोअरकरीता कॅनोपी इत्यादीची व्यवस्था करणे विकसक यांचेवर बंधनकारक राहिल.

१८. पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास महाराष्ट्र प्रदुपण नियंत्रण मंडळ व पिंपरी चिंचवड महानगरपालिकेमार्फत पर्यावरण (संवर्धन) कायदा १९८६ नुसार कायदेशिर कारवाई केली जाईल.

१९. सदर प्रकल्पाकरीता Rain Water Harvesting करणे बंधनकारक आहे. तथापि, भूजल उपसा करावयाच्या झाल्यास त्याबाबत सक्षम प्राधीकरणाची परवानगी घ्यावी लागेल.

२०. घनकचरा व्यवस्थापन नियम २०१६, इ-वेस्ट व्यवस्थापन नियम २०१६ तसेच प्लॅस्टिक व्यवस्थापन नियम २०१६ च्या तरतुदींचे पालन करणे बंधनकारक असून त्यानुसार प्रकल्पाच्या/सोसायटीच्या आवारात तयार होणाऱ्या ओल्या व सुक्या कचऱ्याची स्वखर्चाने शास्रोक्त पद्धतीने विल्हेवाट लावणे बंधनकारक राहिल.

२१. बांधकाम राडारोडा याची विल्हेवाट लावण्यासाठी Construction and Demolition Waste Rule 2016 मधील तरतुदींचे पालन करणे विकसकावर बंधनकारक असून निर्माण होणा-या राडारोडा मटेरियलचा जास्तीत जास्त पुनर्वापर करावा.

२२. प्रकल्प कार्यान्वित करून ड्राय टेस्ट, वेट टेस्ट घेऊन त्याचे रिझल्ट्स सादर करणे, प्रोसेस स्टॅविलाईझ करून इनलेट व आऊटलेट पॅरामिटर तपासणे, एस.टी.पी. चालू झाल्यानंतर प्रक्रिया केलेल्या पाण्याची MPCB यांचे कडून अथवा MPCB प्रमाणित MoEF/NABL मान्यता प्राप्त प्रयोगशाळेतून दर महिन्यांनी / आवश्यकतेनुसार वेळोवेळी तपासणी करून घेऊन सदरचे टेस्ट रिपोर्ट मनपाच्या पर्यावरण विभागाकडे सादर करावे.

२३. शासकीय त्रयस्थ संस्थेमार्फत पर्याप्तता तपासणी अहवाल (Adequacy Report) घेऊन तसेच पर्याप्तता अहवालातील त्रुटीची (असल्यास) पुर्तता केल्यानंतरच मैलाशुद्धीकरण केंद्राचे सदनिकाधारकांच्या सोसायटीस हस्तांतरण करावे.

उपरोक्त अटींस अधिन राहून संदर्भित बांधकाम प्रकल्पाच्या एकुण बांधकाम क्षेत्र ६७८६४.७५ चौ. मी पैकी निवासी बांधकाम क्षेत्र - ६४४८४.४७ चौ. मी. + व्यापारी बांधकाम क्षेत्र - ३३८०.२८ चौ.मी, एकुण सदनिका (निवासी) - ६२४ करीता मैलाशुद्धीकरण केंद्राचे नकाशे, Design व तांत्रिक बाबी तपासून ४१०.०० KLD क्षमतेच्या मैलाशुद्धीकरण केंद्राकरीता परवानगी 'नाहरकत दाखला' (Permission NOC) देणेत येत आहे.

कार्यकारी अभियंता
पर्यावरण अभियांत्रिकी विभाग
पिंपरी चिंचवड महानगरपालिका

प्रत - कार्यकारी अभियंता, बांधकाम परवानगी विभाग



पिंपरी चिंचवड महानगरपालिका
अग्निशमन विभाग
Pimpri Chinchwad Municipal Corporation
Fire Department.



File No:- 496 O.W.No:- Fire/01/SRC/IOD/WS/496/2023.

Date:- 8/09/2023

Fire IOD for Building

Token No:- 103323240002335

Token Dt:- 12/05/2023

With reference to the application and Plans submitted, Dt. 12/05/2023 by the under mentioned applicant, for IOD NOC, case scrutiny is done by the concerned Officer of the fire department with respect to the submitted Layout plan and documents.

Accordingly, IOD Fire NOC is being herewith issued considering Unified Development Control Rules of State Govt order No.TPS1818/Pra. Kra.236/18/Viyo.Prayo./Cl.27 (1cc)(g)&Cl.20(4),UD-13, Dt - 02/12/2020, NBC 2016 - Part IV, at the under mentioned site, subject to compliance of the following conditions.

Proposed Site Address-
G. No. 686, 687 & 674(P), Borhadewadi, Pune

Plot Area	16700.00	Sq.Mtrs
Permissible FSI Area (Incl. Ancillary FSI)	65928.37	Sq.Mtrs

Building Details -

Bldg. Nos.	Height (From GL to Slab) Mtrs.	No. of Floors	Net Built up Area (Sq.Mtrs)	Gross Built up Area (Sq.Mtrs)	Occupancy Use Type	Bldg. Classification
Wing-A	37.05	BP+Gr.+Mezz.+10	67864.75	84890.57	Resi.+Comm.	Mix
Wing-B	43.60	BP+GP+14			Resi.	Resi.
Wing-C	43.60	BP+GP+14			Resi.	Resi.
Wing-D	66.80	BP+GP+22			Resi.	Resi.
Wing-E (Club House)	7.15	Gr+01			Club House	Comm.

- This is just a Token Approval, issued only for full potential plan sanctioning of the buildings and layout for Environmental Clearances.
- It is mandatory for the Applicant/Owner/Occupier to take Regular Provisional and Final Fire NOC.
- This should not be treated as a Permission for starting construction of building.
- IOD doesn't imply any final clearance of matter or should not be taken as granted for clearance of building permission.
- Necessary other Permissions and or Clearances to be sought from concern Building Permission/Town Planning, Aviation, MPCB, Defense, Collectorate office, etc. Depts. as applicable.
- Fire Dept. reserves the rights to alter, modify, revise or revoke the IOD.
- Fees paid for IOD is independent and shall not be deducted/adjusted in further Provisional Fire NOC.
- Any false or wrong information or documents given knowingly or unknowingly or manipulated, or precautions mentioned above if not adhered will be liable for cancellation / revoking of the IOD and the applicant will be solely responsible for the matter and will be liable for legal action.
- IOD issued, subject to final approval from Building Permission Dept. of PCMC.

(Abbrev: B-Basement, Gr-Ground, Stl- Stilt, Flr-Floor, Po-Podium, Pr-Parking, PoPr-Podium Parking, BP-Basement Parking, UBP- Upper Basement Parking, LBP- Lower Basement, GP-Ground Parking, LGP - Lower Ground Parking, UGP - Upper Ground Parking)

[Signature]
08/09/2023

Fire Officer
Pimpri Chinchwad Municipal Corporation
Pimpri- 18.

To,
Arch. Precision Architects
Owner/Through:- M/s. Chopra Kakde Reality LLP & Mis. Rose Villa Through Its Partner
Mr. Ritesh J Patel, Mr. Suresh Uttam Kakde

Particulars	IOD Fees Paid (Rs.)	Receipt No.& Date
CFC Paid	1,000/-	R.No.303323240003943, Dt.12/05/2023
Diff. Amt. Paid	24,300/-	R.No.303323240016451, Dt.07/09/2023
Total Paid	25,300/-
IOD Fees Rs.24,300/- paid.		

Date: 11th Sep 2023

To,
M/s. Chopra Kakde Realty LLP
at Shop No. 27,28 Radha Krushna Complex, Tirupati Chowk, Sector 1, Indrayani Nagar,
Pune-411026

Sub: - Facilitating Solid Waste Management at your Commercial/Residential **Proposed Residential & Commercial Project** situated Survey No. 674, 686, 687, near woodsvilla phase – 3, Boradewadi, moshi, pune

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **669 Kg/Day, E Waste - 150 Kg/Month**) from your registered project **Proposed Residential & Commercial Project** situated Survey No. 674, 686, 687, near woodsvilla phase – 3, Boradewadi, moshi, pune through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 966 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

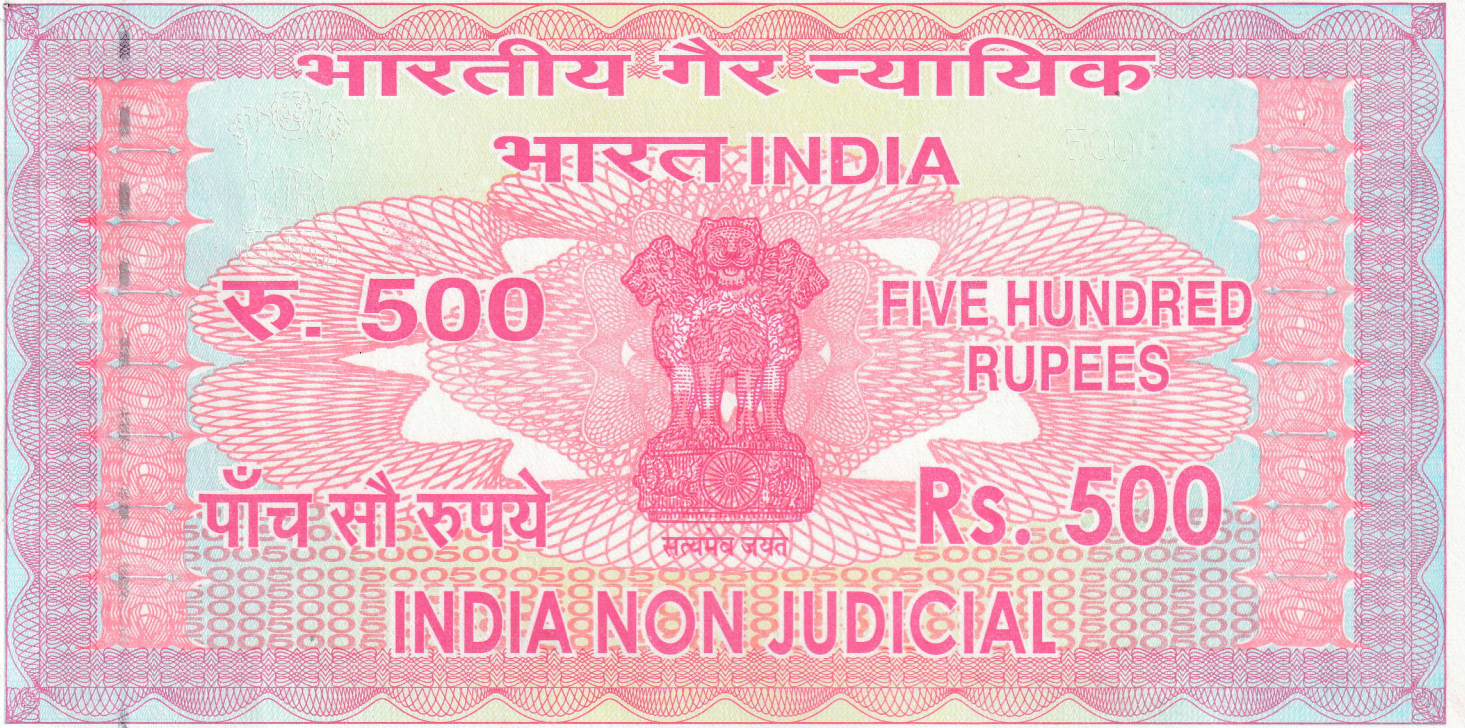
For **SWaCH Pune Seva Sahakari Sanstha Ltd**

R. Mahane

Authorized Signatory

Date: 11th Sep 2023





महाराष्ट्र MAHARASHTRA

2023

CB 360767

या कारणासाठी ज्यांना मुद्रांक खोदी केली त्यांचा कालावधी

मुद्रांक खोदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

अनु. क्र. दि. ११/१२/२०२३ मुद्रांक रक्कम ५००

दस्तावाचा प्रकार Agreement

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव Chopae Karde Realty CLP

पत्ता Indrayani Nagar, Pune Rosevilla

दुसऱ्या पक्षाकाराचे नाव Swach Plus Seva Sahakar Sanstha

हस्ताव्यक्तीचे नाव व पत्ता Vishal Padwal, moryedn Pune

Waus

सौ. मंगल अरुण नेवसे

मुद्रांक विकत घेणाऱ्याची सही

स्टॅम्प कॅडर

पारवाना क्र. 2201101

मॉड २२ बंदी मिळी कायदा २०१७

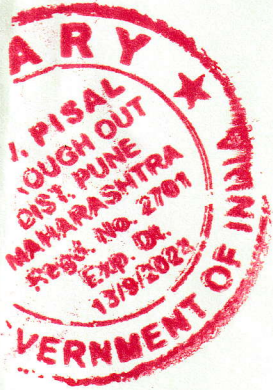
Agreement



प्रथम मुद्रांक लिपीक कोषागार पुणे करिता



R. V. PISAL



R. Mawane

AGREEMENT

This Agreement ("Agreement") is entered into as on 14/06/2023

Between

M/s. Chopra Kakde Realty LLP And Rose Villa, a registered Partnership Firm having its registered office at Shop No. 27,28 Radha Krushna Complex, Tirupati Chowk, Sector 1, Indrayani Nagar, Pune., (herein after referred to as the "Developer") Party No.1

AND

SWaCH Pune Seva Sahakari Sanstha Maryadit, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the "**Party No. 2**"), **Party No.2**

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of "**Proposed Residential & Commercial Project at Survey No. 674, 686, 687, near woodsvilla phase – 3, Boradewadi, moshi, pune**, (herein after referred to as the "**said Site**").AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

AND WHEREAS, Party No. 2 has assured the Developer that it can ensure the provision of such services through waste-picker members of the cooperative in accordance with local, state and central regulations;

AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which is accepted by the Party No. 2 subject to the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of **non-bio-degradable waste (Quantity 669 Kg/Day, E waste -150 Kg/moth)** resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.



Rhawan

7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first above written.

M/s. Chopra Kakde Realty LLP

CHOPRA KAKDE REALTY LLP

[Signature]
DESIGNATED PARTNER

Through

SWaCH Cooperative,

Poonam.V.Sonawane

Through



[Signature]

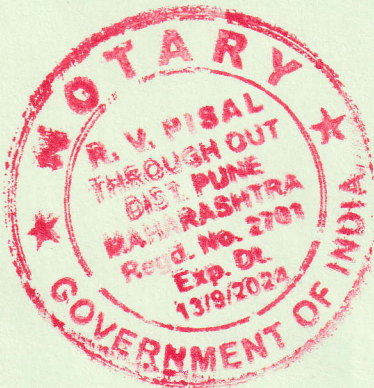
(Party No. 2)

1.1 SEP 2023

Vishal Badwe

BEFORE ME

[Signature]
R. V. PISAL
NOTARY GOVT. OF INDIA



Noted and Registered
at Sr. No. 2697/23
Date: 11 SEP 2023

1.1 SEP 2023



MONARCH SURVEYORS AND ENGINEERING CONSULTANTS PVT. LTD.

CIN No. : U45203PN1999PTC013830

MONARCH/PMC MONARCH/PMC-AAI/AN_10177
SHOP ACT LICENSE No. 1831000311939271

Date - 30/06/2022

To,
M/s. Rajlaxmi Developers Through its Partner
Mr. Suresh Uttam Kakade
Gut No.- 686 & 687,
Village- Borhadewadi, Taluka- Haveli, District- Pune-412105

**SUB: AUTHENTICATION OF CO-ORDINATES, AMSL, HEIGHTS AND
AERIAL DISTANCE REGARDING**

Your Application dated 29/06/2022

Gut No.- 686 & 687,

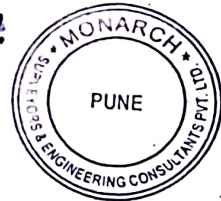
Village- Borhadewadi, Taluka- Haveli, District- Pune-412105

Sir,

With reference to above Site, the Co-ordinates, Aerial Distance and AMSL, Heights of site shown by you are given in Annexure - I which is enclosed herewith for purpose of Airport NOC.

For Monarch Surveyors & Engineering
Consultants Pvt.Ltd.


Director



Enclosure:

- i) Annexure - I
- ii) Toposheet for reference purpose only.
- iii) Survey of India Receipt number 7319 dated 14/6/22 has been enclosed for evidence of topo sheet purchase which is Annexure 02.

Page 1 of 3



MONARCH SURVEYORS AND ENGINEERING CONSULTANTS PVT. LTD.

CIN No. : U45203PN1999PTC013830

MONARCH/PMC MONARCH/PMC-AAI/AN_10177

SHOP ACT LICENSE No. 1831000311939271

Date -30/06/2022

Annexure - I

Sr. No	Description of Pillars	Co-ordinates (in WGS-84)		AMSLL, height of Co-ordinates given in column(C) in meters	Aerial Distance between Co-ordinates given in column (C) and ARP of NDA, Pune	Aerial Distance between Co-ordinates given in column (C) and ARP of ARP LOHEGAON, Pune	Remarks
		Latitude	Longitude				
(A)	(B)	(C)		(D)	(E)	(F)	(G)
1	Point No. P1 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 40' 14.85"	73° 50' 24.55"	580.8	22.8 Km	12.8 Km	
2	Point No. P2 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 40' 19.66"	73° 50' 24.19"	579.6	23.0 Km	12.9 Km	
3	Point No. P3 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 40' 19.26"	73° 50' 21.81"	579.5	22.9 Km	12.9 Km	
4	Point No. P4 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 40' 15.47"	73° 50' 22.23"	581.0	22.8 Km	12.9 Km	
5	Point No. P5 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 40' 15.25"	73° 50' 22.88"	581.1	22.8 Km	12.8 Km	
6	Point No. P6 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 40' 15.28"	73° 50' 23.57"	581.7	22.8 Km	12.8 Km	

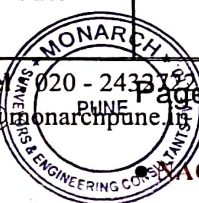
Regd. Office : 'Rujeta' Apts., 67 Panmala, Sinhagad Road, Pune - 411 030 India Tel : 020 - 24330246 / 2238, 24330432 / 24330071
Fax : 91 20 24330246 Email : monarchsurveyors@gmail.com / admin@monarchpune.in Web : www.monarchpune.in

• MUMBAI

• DELHI

• PATNA

• AGPUR



NON 005



MONARCH SURVEYORS AND ENGINEERING CONSULTANTS PVT. LTD.

CIN No. : U45203PN1999PTC013830

MONARCH/PMC MONARCH/PMC-AAI/AN_10177

SHOP ACT LICENSE No. 1831000311939271

Date -30/06/2022

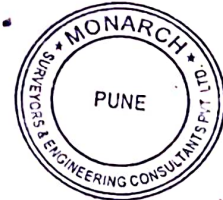
7	Point No. P7 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 40' 15.03"	73° 50' 23.55"	581.5	22.8 Km	12.8 Km	
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- Note:
- The Co-ordinates given in column (C) of above table are of Points shown by Applicant in his site. These Co-ordinates are based on observations of Differential GPS instrument in STATIC mode and they are in WGS84 Co-ordinates system.
 - The heights given in column (D) are based on the Height of Reference station which is connected to SOI GTS BM using DT levelling.
 - Monarch Surveyors & Engineering Consultants Pvt. Ltd. is not responsible for the correctness of the Survey Nos. / Gut Nos. / Hissa Nos, address and ownership of property. Responsibility of correctness of said details lies with the Applicant. This certificate is being issued on Applicants request vide Letter under reference in covering letter only to enable him to apply for the clearance from the concerned authorities. This certificate to be used only for the purpose for which it is indented and not to be used for any other purpose. No request for any change in the above certificate will be entertained after issuance.
 - Accuracy of Co-ordinates is ± 1 m and Aerial distnace rounded off up to first decimal of Km.

For Monarch Surveyors & Engineering Consultants Pvt.Ltd.

Director

Enclosure: Relevant topo sheet has been enclosed for reference purpose only and centre of the plot, as elaborated in Annexure 01, with various point numbers have been circled with round stamp, with center of the stamp being centre of the plot (for easy identification purpose only)



Page 3 of 3

MON 005

Regd. Office : 'Rujeta' Apts., 67 Panmala, Sinhagad Road, Pune - 411 030 India Tel : 020 - 24327221 / 228, 24330432 / 24330071
Fax : 91 20 24330246 Email : monarchsurveyors@gmail.com / admin@monarchpune.in Web : www.monarchpune.in

• MUMBAI

• DELHI

• PATNA

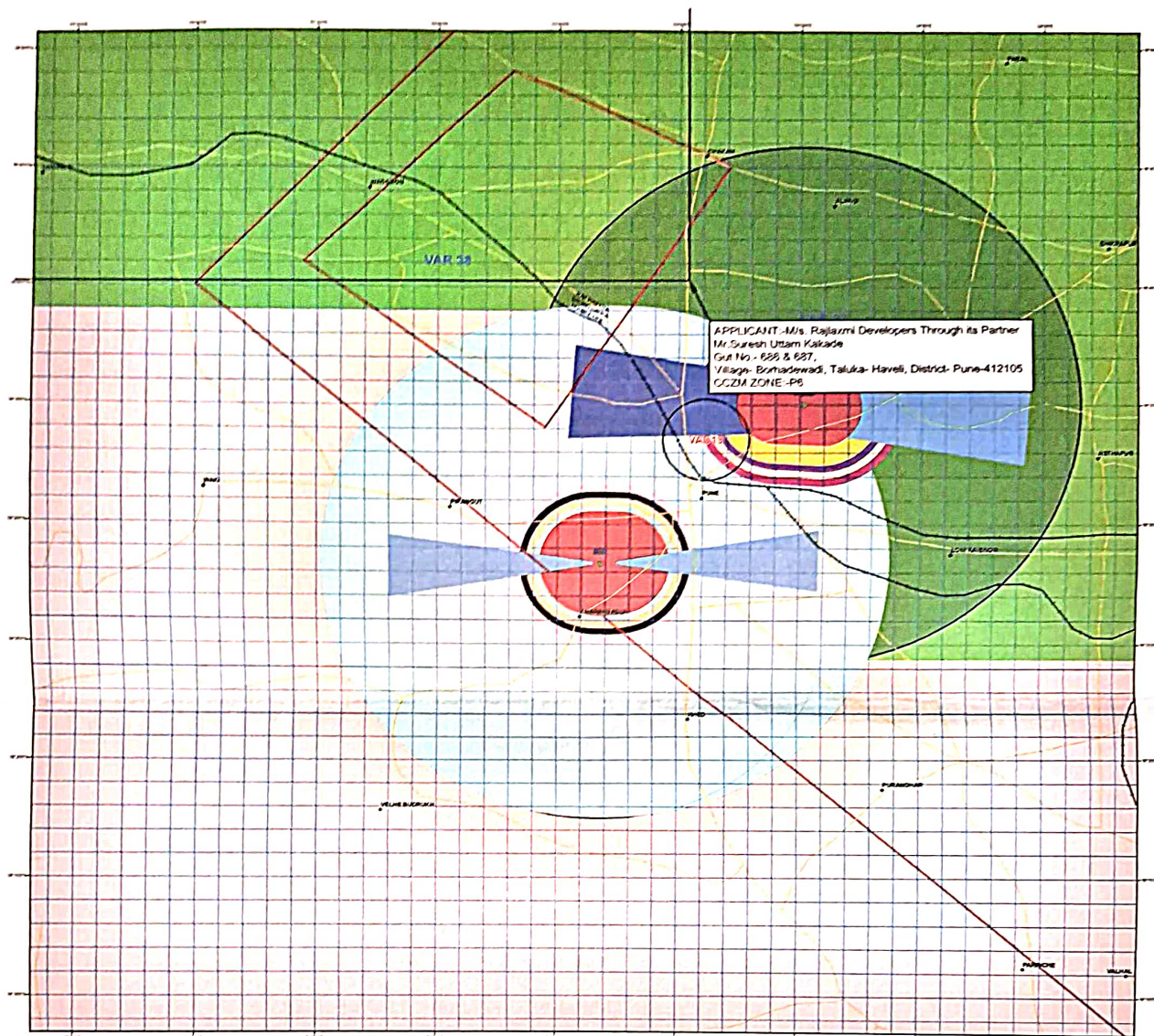
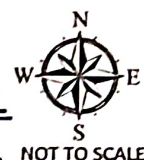
• NAGPUR



COLOUR CODED ZONING MAP

AIR FORCE STATION PUNE & NDA

(AERODROME ELEVATION OF PUNE 592.128 M AMSL)
(AERODROME ELEVATION OF NDA 586.893 M AMSL)



LEGENDS

- ARP PUNE & NDA
- RAILWAY LINE
- ROAD

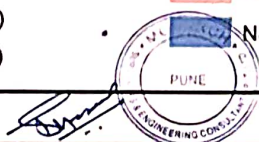
- DANGER AREA
- RESTRICTED AREA
- CCZM GRID

LEGENDS FOR PUNE

- P1 ZONE (UPTO 3 KM)
- P2 ZONE (3001M-4500M)
- P3 ZONE (4501M-5000M)
- P4 ZONE (5001M-5500M)
- P5 ZONE (5501M-6100M)
- P6 ZONE (6101M-20KM)
- P7 ZONE (BEYOND 20KM FROM ARP)
- P8 ZONE (APP SURFACE FOR RW 10)
- P9 ZONE (APP SURFACE FOR RW 28)

LEGENDS FOR NDA

- N1 ZONE (UPTO 4 KM)
- N2 ZONE (4001M-4500M)
- N3 ZONE (4501M-5000M)
- N4 ZONE (5001M-5500M)
- N5 ZONE (5501M-6100M)
- N6 ZONE (6101M-20KM)
- N7 ZONE (BEYOND 20KM FROM ARP)
- N8 ZONE (T/O & APP SURFACE FOR RW 09 & 27)



MONARCH/PMC-AAI/AN_10177

E43H9 (47/50)	E43H13 (47/13)	E43I1 (47/1)
E43H10 (47/10)	E43H14 (47/14)	E43I2 (47/2)
E43H11 (47/11)	E43H15 (47/15)	E43I3 (47/3)

2. ZONE IDENTIFICATION

भारतीय सर्वेक्षण विभाग
SURVEY OF INDIA

1st Edition 2011
Third Ed. 77

CONVENTIONAL SYMBOLS

These symbols are used for the purpose of identifying the features shown on the map. They are arranged in the following order: 1. Natural features (e.g., mountains, rivers, lakes, etc.) 2. Man-made features (e.g., roads, railways, buildings, etc.) 3. Administrative boundaries (e.g., districts, talukas, etc.) 4. Other features (e.g., spot heights, etc.)

HEIGHTS IN FEET

1. Spot heights (e.g., 1000, 1500, etc.) 2. Bench marks (e.g., BM 1000, etc.) 3. Triangulation stations (e.g., TS 1000, etc.) 4. Other heights (e.g., 1000, 1500, etc.)

CONTAINMENT INDEX



Projection: UTM Datum: WGS 84
Map Scale: 1:50,000
Map Size: 10 cm x 10 cm

For further information, please refer to the following documents: 1. Survey of India Manual 2. Survey of India Handbook 3. Survey of India Gazetteer 4. Survey of India Topographical Dictionary

