



kunal porwal &lt;elatedllp@gmail.com&gt;

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**Submission of third Six Monthly Compliance Report December 2022 to May 2023 on Conditions stipulated in Environmental Clearance for our residential and commercial project " at S. NO. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune-EC Identification No. - EC21B038MH112453 File No. - SIA/MH/MIS/203507/2021 Date of Issue EC - 02/11/2021**

1 message

kunal porwal &lt;elatedllp@gmail.com&gt;

Tue, Jul 4, 2023 at 1:24 AM

To: apccfcentral-ngp-mef@gov.in, ec-rdw.cpcb@gov.in, rdpune.cpcb@nic.in, psec.env@maharashtra.gov.in, ropune@mpcb.gov.in, sropune1@mpcb.gov.in

Cc: elatedhousingllp@gmail.com, kunal porwal &lt;kv.porwal@gmail.com&gt;, info@theparklane.in

**To,**  
**The Additional Principal Chief Conservative of Forests (C),**  
**Ministry of Environment and Forest, Climate Change,**  
**Regional Officer (WCZ), Ground Floor,**  
**East Wing, New Secretariat Building, Civil Line,**  
**Nagpur - 440001**

**Subject:** Submission of third Six Monthly Compliance Report December 2022 to May 2023 on Conditions stipulated in Environmental Clearance for our residential and commercial project " at S. NO. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune

**Reference:** EC Identification No. - EC21B038MH112453 File No. - SIA/MH/MIS/203507/2021 Date of Issue EC - 02/11/2021

Dear Sir,

As per above mentioned subject, we have proposed the Residential and Commercial at S. NO. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune and have received Environmental Clearance vide EC Identification No. - EC21B038MH112453 File No. - SIA/MH/MIS/203507/2021 Date of Issue EC - 02/11/2021

Herewith we are submitting Third Six Monthly Compliance Report for the period of December 2022 to May 2023 stating point wise compliance of each conditions in the environmental clearance.

**Regards,**

**For Elated Housing LLP**

**CC vide email to;**

1. Member Secretary, State Environment Impact Assessment Authority, Environment Department, 2<sup>nd</sup> Floor, Mantralaya, Mumbai – 400032, Maharashtra
2. Regional Office, Maharashtra Pollution Control Board, Jog Centre, Wakdewadi, Pune
3. Zonal Office, CPCB, Parivesh Bhawan, Opp VMC Ward Office No 10, Subhanpura, Vadodara – 390023, Gujarat

Attachments

Six monthly compliance reports with requisite annexures and environmental monitoring reports

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**2 attachments**

 **Annexure III-Env Monitoring Reports-Elated Housing LLP.pdf**  
2765K

 **Elated Housing LLP\_June 2023-compliance report.pdf**  
13661K

# Elated Housing LLP

Date: 01/07/2023

To,  
**The Additional Principal Chief Conservative of Forests (C),  
Ministry of Environment and Forest, Climate Change,  
Regional Officer (WCZ), Ground Floor,  
East Wing, New Secretariat Building, Civil Line,  
Nagpur - 440001**

**Subject:** Submission of Second Six Monthly Compliance Report December 2022 to May 2023 on Conditions stipulated in Environmental Clearance for our residential and commercial project " at S. NO. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune  
**Reference:** EC Identification No. - EC21B038MH112453 File No. - SIA/MH/MIS/203507/2021 Date of Issue EC - 02/11/2021

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Herewith we are submitting Third Six Monthly Compliance Report for the period of December 2022 to May 2023 stating point wise compliance of each conditions in the environmental clearance.

**For Elated Housing LLP**

Partner  


**CC vide email to;**

1. Member Secretary, State Environment Impact Assessment Authority, Environment Department, 2<sup>nd</sup> Floor, Mantralaya, Mumbai – 400032, Maharashtra
2. Regional Office, Maharashtra Pollution Control Board, Jog Centre, Wakdewadi, Pune
3. Zonal Office, CPCB, Parivesh Bhawan, Opp VMC Ward Office No 10, Subhanpura, Vadodara – 390023, Gujarat

Sr. No – 52/A, Mula Road, Near Holkar Bridge, Khadki, Pune – 411003. T: +919607640707

**SIX MONTHLY COMPLIANCE REPORT FOR THE PERIOD OF  
December 2022 to May 2023**

**By Elated Housing LLP for Residential and Commercial  
Construction Project at S. NO. 2/1+2A,2/2B/2B,2/2C/1C,  
2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi  
Taluka Haveli, Pune**

**Monitoring the implementation of Environmental Safeguards**  
**Ministry of Environment, Forest and Climate Change**  
**Western Region, Regional Office, Nagpur**

**DATA SHEET – June 2023 – Third Compliance Report Submission**

1.		Project type: River -Valley /Mining/Industry /Thermal /Nuclear /Other [Specify]	Residential and Commercial Development
2.		Name of the project	Residential and Commercial project by Elated Housing LLP
3.		Clearance letter (s) OM No. and date	EC Identification No. - EC21B038MH112453 File No. - SIA/MH/MIS/203507/2021 Date of Issue EC - 02/11/2021
4.		Location	S. NO. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi, Taluka Haveli
	a.	District	Pune
	b.	State	Maharashtra
5.		Address for correspondence	
	a.	Address of concerned project Chief Engineer (with pin code & telephone /telex/fax number)	M/s. Elated Housing LLP, S No 52 A/2, Mula Road, Khadki, Near Ghadge Land, Pune – 411003 Email– <a href="mailto:elatedhousingllp@gmail.com">elatedhousingllp@gmail.com</a> Contac-99211264646
6.		Salient features	
	a.	Of project	This is the residential and commercial development project with sustainable design
	b.	Of the environmental management plans	<b>Sewage Treatment Plant:</b> PP has proposed to provide STP of 290 CMD. <b>Rainwater Harvesting:</b> 8 Nos. of recharge Pits are proposed to increase the groundwater level <b>Solid Waste Management:</b> Organic Waste Converter Shall be provided to treat wet waste and dry waste shall be handed over to the authorized contractor whereas STP Sludge shall be used as a Manure
7.		Breakup of the project area	
	a.	Submergence area forest & non-forest area	This is Non Forest area
	b.	Others	Total Plot Area: 8559.82 m <sup>2</sup> FSI Area: 30639.01 m <sup>2</sup> Non FSI Area: 9338.00 m <sup>2</sup> Total BUA Area: 39977.01 m <sup>2</sup>
8.		Breakup of the project affected population with enumeration of those losing houses / dwelling units / only agriculture land / both dwelling units and agriculture land and landless labourers /artisan	Not Applicable
	a.	SC. ST/Adivasis	Not Applicable

	b.	Others Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if survey is carried out give details of survey and years of survey]	Not Applicable
9.		Financial Details	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	
	1	Estimated cost of the project	68 Cr.
	b.	Allocation made for environmental management plans with item wise and year wise break up	Attached As <b>Annexure 1</b>
	c.	Benefit cost ratio / internal rate of return and the year of assessment	
	d.	Whether(c) includes the Cost of environmental management as shown in the above	
	e.	Actual expenditure incurred on the project so far	--
	f.	Actual expenditure incurred on environmental management so far	--
10.		Forest land requirement	
	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.	Comment on the viability & sustainability of compensatory afforestation program 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	
12.		The Status of construction	
	a.	Date of commencement [Actual and / or Planned]	March 2022
	b.	Date of Completion [Actual and / or Planned]	--
13.		Reasons for the delay if the project is yet to start	Not Applicable

<b>Sr. No.</b>	<b>Activity</b>	<b>Completion [Descriptive &amp; %]</b>
1.	Site Preparation	A and B wing completed 100%
2.	Excavation	A and B wing under progress 100%
3.	RCC	A 100% and B 100%
4.	Finishing	A 30% & B 10%
5.	STP	100%
6.	OWC	Not Started Yet
7.	Rainwater Harvesting and Storm water drainage	20%
8.	Landscape	Not Started Yet

**Table : Details Of Compliance Against Environmental Clearance Conditions****Specific Conditions:****A. SEAC Conditions**

<b>Sr. No.</b>	<b>Conditions</b>	<b>Project Proponent's Response / Compliance Status</b>
1.	It is noted that proposed number of trees to be planted are 83. PP to increase number by 10%	Total number of plantation increase to 93 nos Trees which is mentioned in EC letter granted
2.	PP to submit Fire NOC	PP has obtained fire NOC and submitted to SEAC 3 and SEIAA. Attached as Annexure
3.	PP to submit side building section	Submitted and presented to SEIAA at the time of SEIAA meeting
4.	PP to submit undertaking that, the front margin in commercial area will be kept clear without any plantation so that there will be clear movement of fire tender	Submitted and presented to SEIAA at the time of SEIAA meeting
5.	PP to correct the common name & botanical name of trees and submit the same	Submitted and presented to SEIAA at the time of SEIAA meeting
6.	PP to provide minimum 25% if total parking arrangement with electric charging facility by providing charging points at suitable places	Agreed and incorporated

**B. SEIAA Conditions**

<b>Sr. No.</b>	<b>Conditions</b>	<b>Project Proponent's Response / Compliance Status</b>
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	<b>Agreed and incorporated</b>
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	<b>Agreed and incorporated</b>
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MOEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	<b>Agreed</b>
4.	SEIAA after deliberation decided to grant EC for- FSI- 30692.88 m2, Non-FSI- 21318.83 m2 Total BUA-52011.71 m2. (Plan approval DPO / CC / 0915 / 21 dated 14.07.2021).	<b>IOD attached as Annexure</b>

**GENERAL CONDITIONS**

<b>a) <u>CONSTRUCTION PHASE</u></b>		
<b>Sr. No.</b>	<b>Conditions</b>	<b>Project Proponent's Response / Compliance Status</b>
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.	<b>Agreed</b>
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.	<b>Agreed</b>
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.	<b>Agreed</b>
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.	<b>Agreed and Provided</b>
V.	Arrangement shall be made that waste water and storm water do not get mixed.	<b>Agreed</b>
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	<b>Agreed</b>
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<b>Agreed</b>
VIII.	Permission to draw ground water for	<b>Agreed</b>

	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.	<b>Agreed</b>
X.	The Energy Conservation Building code shall be strictly adhered to.	<b>Agreed</b>
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture I landscape development within the project site.	<b>Agreed</b>
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.	<b>Agreed</b>
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.	<b>Agreed. Soil Analysis reports attached as Annexure. No materials leaching heavy metals and toxic contaminants are used on site</b>
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.	<b>Agreed</b>
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	<b>Agreed</b>
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.	<b>Agreed</b>
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways	<b>Agreed</b>

	Department. The vehicle shall be adequately covered to avoid spillage/leakages.	
VIII.	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	<b>Agreed. Analysis reports attached as Annexure</b>
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	<b>Agreed</b>
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	<b>Agreed</b>

<b>b) OPERATION PHASE</b>		
<b>Sr. No.</b>	<b>Conditions</b>	<b>Project Proponent's Response / Compliance Status</b>
I.	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>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.</p> <p>c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<b>Agreed</b>
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	<b>Agreed</b>
III.	<p>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 odor problem from STP.</p> <p>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.</p>	<b>Agreed</b>
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	<b>Agreed</b>

	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.	<b>Agreed</b>
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.	<b>Agreed</b>
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	<b>Agreed</b>
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.	<b>Agreed</b>
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<b>Agreed</b>
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.	<b>Agreed</b>
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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	<b>Agreed. Attached copy of newspaper publication as Annexure</b>

XII.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year	<b>Agreed</b>
XIII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	<b>Agreed</b>
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	<b>Agreed</b>

**C. GENERAL EC CONDITONS**

Sr. No.	Conditions	Project Proponent's Response / Compliance Status
I.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	<b>Agreed</b>
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.	<b>CTE has been obtained from MPCB</b>
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.	<b>Agreed</b>
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.	<b>Agreed</b>
V.	The environmental statement for each financial year ending 31st March in form-Vas 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.	<b>Agreed</b>
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	<b>Agreed</b>

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.	<b>Agreed</b>
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 Humble 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.	<b>Agreed</b>
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.	<b>Agreed</b>
6	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.	<b>Agreed</b>
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	<b>Agreed</b>
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.	<b>Agreed</b>

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9	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, pt Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	<b>Agreed</b>
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**LIST OF ANNEXURES**

<b>Name of Document</b>	<b>Annexure No.</b>
Budget Allocated for Environmental Management Plan	I.
Water Supply, Drainage NOC and Fire NOC	II.
Environmental Monitoring Reports	III.
Environmental Clearance Copy	IV.
Commencement Certificate	V.
IOD submitted for EC	VI.
Consent to Establish	VII.
Newspaper Advertisement	VIII.

## Annexure I – Budget allocated for EMP

Environmental Management plan budget during Construction phase	Type	Details	Capital Cost (in Rs.)	
	1	Erosion control – dust suppression measures, barricading and top soil preservation	8,14,125/-	
	2	Labour Camp Toilets & Sanitation	2,40,000/-	
	3	Labour Safety Equipments And Training	2,00,000/-	
	4	Environmental Monitoring	3,23,000/-	
	5	Disinfection and Health Check-ups	51,000/-	
	6	Environmental Monitoring Cell	1,70,000/-	
	7	CER	13600000/-	
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
	Sewage Treatment Plant	STP	66,30,000/-	10,56,000/-
	Solid Waste Management	OWC Machine	18,50,000/-	4,60,800/-
	Landscaping	Development & maintenance	31,14,276/-	36,605/-
	Rain Water Harvesting	Recharge pits Recharge Shafts	8,00,000/-	80,000/-
	Energy	Solar PV panels for Street Light	26,26,000/-	1,31,300/-
	Environmental Monitoring	Air, water, Noise, soil, owc, manure, DG, Treated water	-	1,85,600/-
	Lightening Arrester Cost	Lightening Arrestor	-	3,00,000/-
Bio medical waste	Biomedical waste	1,00,000/-	-	

## Annexure II – Water Supply, Drainage NOC and Fire NOC



कार्यकारी अभियंता कार्यालय  
लष्कर पाणीपुरवठा विभाग  
पुणे महानगरपालिका  
जावक क्र:- 334  
दिनांक:- 28/01/2023

PROVISIONAL ENVIRONMENT CERTIFICATE

इलेटेड हौसिंग एलएलपी तर्फे भागीदार श्री.प्रणय जैन,

पत्ता:- ५२/ए, मुळा रोड, होळकर पुला शेजारी,  
खडकी, पुणे ४११००३.

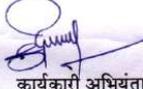
विषय:- मौजे-महमदवाडी, तालुका-हवेली, जिल्हा -पुणे, स.नं. २/१९/१बी/२ए/२बी/२सी/प्लॉट डी, २/१९/१बी/२ए/२बी/२सी/ओपनस्पेस/डी,  
२/१९/१ बी/२ ए/२ बी/२ सी/ट्रान्सफोर्मर, २/१९/१ बी/२ए/२बी/२ सी/६ एम रोड. या मिळकती मधील गृह व वाणिज्य प्रकल्पासाठी  
पर्यावरण ना-हरकत प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्रायाबाबत.

संदर्भ:- १. लष्कर पाणीपुरवठा विभागास प्राप्त झालेले पत्र आ.क्र. २६६९, दि. १५/०३/२०२१  
२. लष्कर पाणीपुरवठा विभागास प्राप्त झालेले पत्र आ.क्र. ३५२, दि. २१/०५/२०२१

संदर्भ क्र. १ चे पत्रान्वये विषयांकित नियोजित गृह व वाणिज्य प्रकल्पास पर्यावरण ना हरकत प्रमाणपत्र मिळण्यासाठी पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखल्याची मागणी केली आहे. मिळकतीचे ग्रांस एकूण क्षेत्रफळ ८५५९.८२ चौ.मी. क्षेत्रामध्ये प्रस्तावित केले असून त्यामध्ये १८ मि रोड ८१९.९० चौ.मी., अमेनिटी स्पेस ११८९.९२ चौ.मी मिळकतीचे नेट क्षेत्रफळ ६५५०.०० चौ.मी. सदर प्रकल्पासाठी प्रती दिन पाण्याची मागणी आहे. त्या अन्वये विषयांकित मिळकतीस पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखला प्रोव्हिजनल एन.ओ.सी खालील १ ते १३ अटीचे अधीन राहून देण्यात येत आहे.

- १) विषयांकित मिळकतीवरील गृहप्रकल्पासाठी भोगवटा पत्राच्या प्रमाणात पाणीपुरवठा करण्याकरीता नळजोड प्रस्ताव सादर करावा लागेल.
- २) विकासकामे स्वखर्चाने मनपाचे सुचनेनुसार जलवाहीनी विकसित करावी लागेल.
- ३) एस.टी.पी.बाबत स्वतंत्र माहीती खात्यास सादर करावी लागेल.
- ४) जागेवर बांधकाम चालू करण्यापूर्वी मिळकती मधील मनपाचा नळजोडावरील थकबाकी भरून घेऊन सदर नळजोड बंद केले जाईल.
- ५) इमारतीचे पिण्याचे पाणी, जापरायचे पाणी, फ्लशिंगचे पाणी इ. कारणासाठी स्वतंत्र व्यवस्था करणे आवश्यक.
- ६) सदर प्रकल्पाकरीता पाण्याच्या उपलब्धते नुसार पुणे मनपाकडून होणारा पाणीपुरवठा वगळता जादा पाण्याची व्यवस्था विकसक यास स्वतःच्या खर्चाने करावी लागेल.
- ७) अंतर्गत वापरण्यात येणाऱ्या फिटिंग्ज ५ लिटर्स प्रति मिनिटा पेक्षा कमी डिस्चार्ज असणाऱ्या आवश्यक.
- ८) सर्व कामे सक्षम कन्सलटंट यांचे कडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ९) व्यापारी पाणीवापरासाठी स्वतंत्र संपवेळ.
- १०) प्रवर्तकाचे तज्ञ सल्लागार यांनी प्रस्तावित प्रकल्पात सदर प्रकल्पामध्ये एकूण ४४४ सदनिका व ८ वाणिज्य गाळे असून सद्यस्थितीत सदर ठिकाणी पुणे महानगरपालिकेचे पाणीपुरवठा नेटवर्क उपलब्ध नसून तत्कालीन पाण्याच्या परिस्थिती नुसार मनपाकडील नियमानुसार धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
- ११) मिळकतीची ले आऊट मान्य झाल्यानंतर काम चालू करण्याचा दाखला व ले आऊट मान्यतेची प्रत खात्यास सादर करणार व वॉटरलाईन डेव्हलपमेंटचा फरक किंवा वॉटर लाईन शुल्क, मीटर ना हरकत प्रमाणपत्र मागण्यापूर्वी मनपा कोषागारात भरावा लागेल अथवा वॉटर लाईन डेव्हलपमेंट करावी लागेल.
- १२) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या प्रमाणात त्यावेळेच्या मान्य धोरणानुसार व नियमानुसार पाणीपुरवठा उपलब्ध केला जाईल.
- १३) सदर प्रकरणी अपुऱ्या पाणीपुरवठ्याबाबत विकसक हे खात्याकडील सादर केलेल्या हमीपत्रास (नोटरी) इलेटेड हौसिंग एलएलपी तर्फे भागीदार श्री.प्रणय जैन यांचे नोटरी रजिस्टर अ.क्र. ८१०/२०२१ दि. १७/०५/२०२१ अधीन राहणार आहे.
- १४) भविष्यात पाणीसाठा मनपा नियम, नैसर्गिक परिस्थिती व उपलब्ध पाणीसाठा यावर अवलंबून असेल.

कळावे.

  
कार्यकारी अभियंता  
लष्कर पाणीपुरवठा विभाग  
पुणे महानगरपालिका  
24/5/2023

कार्यकारी अभियंता कार्यालय  
मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका  
जावक क्र.:- ४६८  
दिनांक :- ०७/०६/२०२१

प्रति,  
मे. ईलाईट हौसिंग एल.एल.पी  
सर्वे नं.५२/अ, मुळा रोड  
नियर होळकर ब्रिज  
खडकी पुणे-०३

यांजकडेस...

विषय : मौजे महम्मदवाडी स.नं.२/१अ/१ब/२अ/२ब, २/२ क/प्लॉट डि २/१अ/२अ/२ब/२सी ओपन स्पेस डि २/१अ/१ब/२अ/२ब/२सी/ट्रान्स २/१अ/१ब/२अ/२ब/२सी/६एम रोड , या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ट्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेबाबत.

संदर्भ : आपले पत्र आ.क्र. १३९३ दि. १०/०३/२०२१

महोदय,

आपण आपले बांधकामाचे नकाशे व अर्ज दाखल केल्यावरून कळविण्यात येते की, आपण मौजे महम्मदवाडी स.नं.२/१अ/१ब/२अ/२ब, २/२ क/प्लॉट डि २/१अ/२अ/२ब/२सी ओपन स्पेस डि २/१अ/१ब/२अ/२ब/२सी/ट्रान्स २/१अ/१ब/२अ/२ब/२सी/६एम रोड , या मिळकतीसाठी ट्रेनेज डेव्हलपमेंट चार्जेस महानगरपालिका नियमानुसार ठरविणेत येतील त्याप्रमाणे भरणेचे मान्य केले आहे. तसेच सदर प्रस्तावात खालील बाबी प्रस्तावीत केलेल्या आहेत. (३०६३९.०१ चौ.मी. बांधकाम क्षेत्रासाठी)

१	मिळकतीचे क्षेत्रफळ	-	८५५९.८२ चौ.मी.
२	बिल्टप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय)	-	३०६३९.०१ चौ.मी. + १२४९३.४१ चौ.मी. ४३१३२.४२
३	इमारतीची संख्या आणि उंची	-	इमारती ३ उंची = ४४.९५ मी
४	निवासी सदनिका संख्या	-	४४४
५	व्यापारी गाळे	-	८ दुकाने
६	मान्य नकाशा प्रत	-	नाही
७	जा.क्र.CC/ दि.	-	नाही.
८	आवश्यक पाणी पुरवठा	-	३.१३.६७० KLD
९	तयार होणारे मैलापाणी	-	२,७६,९०० KLD
१०	सिवरेज टिंटमेंट प्लॉटची आवश्यक क्षमता	-	२,७६,९०० KLD
११	सिवरेज टिंटमेंट प्लॉटची प्रस्तावित क्षमता	-	२,९०,००० KLD
१२	एस.टी.पी डिझाईन ची ड्राईंग व अहवाल	-	प्रस्तावित केलेला आहे.
१३	मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे	-	नाही.
१४	पाण्याचा पुर्णवापर करण्याच्या उपाययोजना	-	-
१५	जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना	-	नाही
१६	विकसनकर्ता यांचे र.रु.१००/- स्टॅम्प पेपरवर हमीपत्र	-	नाही.





Office of the Chief Fire Officer  
Pune Municipal Corporation  
Out W.No : FB/ 2454  
Date : 13/10/2021

( 458 / 21 )

To,  
Rupesh K.Jamkhindikar Architects,  
Baner,Pune.

**Sub:- Fire NOC For Getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt of Maharashtra" for Buildings the Project At S. No. 2/1A /1B/2B/2C/Plot D, Mohammadwadi, Pune.**

Ref :- i) E.C. Submission Dt. 13/03/2021. (Proposal No.SIA/MH/MIS/203507/2021)

ii) Your office's Application Dt.01/09/2021.

Dear Sir,

As per the above reference (i) purpose of getting E.C. Certificate for the project by the "State Environment Impact Assessment Authority, Govt. of Maharashtra".

As per the above reference (ii), you are requesting for Fire Dept.'s clearance for height and built up area of the building i.e. **Wing A, B, C & D**, Only.

The proposal ( propose height, use & built up area of the **Wing A, B, C & D**, Only ) will be as below as per the application, check list and architectural drawings submit to this office under reference (ii) above.

Table

Building Name	Height ( Mtrs.)	Built up area (in Sq.Mtrs.)	Propose Use Of the Buildings
Wing A	44.95 Mtrs	8332.65 Sq.Mtrs.	Residential Purpose
Wing B	44.95 Mtrs	8570.00 Sq.Mtrs	Residential Purpose
Wing C & D	44.95 Mtrs. each wing	10685.66 Sq.Mtrs	Mix purpose (Commercial + Residential)

As per the resolution No. 6/206, Dt. 14.06.2021 of Hon. Municipal Commissioner, Pune Municipal Corporation, scrutiny fee is paid by challan No.05025, Dt. 11.10.2021, Rs.80,200/-.

Consider the above and scrutinized the building plans submitted to this office under reference (ii) above, this office is satisfied with the propose building plans in view of fire prevention & protection for the propose height, built up area and use mentioned in the table above. Layout & Section plans of the proposal with stamped by this department is attached herewith.

**This clearance is giving only for the purpose to getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt. of Maharashtra".** Provisional Fire NOC for the purpose of getting commencement certificate from Building Permission Department of PMC should be taken separately from this Department.

  
( Prabhakar Umrakar )  
Station Duty Officer  
Fire Brigade Dept., PMC

  
( Prashant D. Ranpise )  
Chief Fire Officer  
Pune Municipal Corporation

Encl: Layout & Section plans of the proposal with stamped.

Annexure III – Environmental Monitoring Reports

## Annexure IV – Copy of Environmental Clearance Letter



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

To,

The Partner  
ELATED HOUSING LLP  
52 A/2 dapodi mula road pune -411003

**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/MIS/203507/2021 dated 13 Mar 2021. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | EC21B038MH112453  |
| 2. File No.                                | SIA/MH/MIS/203507/2021  |
| 3. Project Type                            | New   |
| 4. Category                                | B2  |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                         | Environment clearance for proposed Residential & commercial project at 2/1+2A, 2/2B/2B, 2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune by Elated housing LLP. |
| 7. Name of Company/Organization            | ELATED HOUSING 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: 02/11/2021

(e-signed)  
Manisha Patankar Mhaiskar  
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.*

*This is a computer generated cover page.*

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/203507/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Elated Housing LLP.,  
S.no 2/1+2A, 2/2B/2B,  
2/2C/1C, 2/2C/1B, 2/2C/1A,  
2/2C/2/2C/1+2A/1/2, Plot 21,  
Mohammadwadi Taluka Haveli,  
Pune.

Subject : Environment clearance for proposed Residential & commercial project at S.no 2/1+2A, 2/2B/2B, 2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2, Plot 21 Mohammadwadi Taluka Haveli, Pune by M/s. Elated Housing LLP.

Reference : Application no. SIA/MH/MIS/203507/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 123<sup>rd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 231<sup>st</sup> Part B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/203507/2021	
Name of Project	Environment clearance for proposed Residential & commercial project at 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune by Elated housing LLP	
Project category	8 (a),B2 Building and Construction Projects	
Type of Institution	Private	
Project Proponent	Name	Mr. Pranay Jain, Elated Housing LLP.
	Regd. Office address	S. No. 52 A/2, Mula road khadaki, near Ghadage land,pune 411003
	Contact number	elatedhousingllp@gmail.com
	e-mail	9921264646
Applied for	Fresh EC	
Details of previous EC	NA	
Location of the project	2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune	
Latitude and Longitude	Latitude: 386285.01 E Longitude :2042261.12 N	
Total Plot Area (m <sup>2</sup> )	8559.82	
Deductions (m <sup>2</sup> )	819.90	

Net Plot area (m2)	6550.0					
Proposed FSI area (m2)	30639.01					
Proposed non-FSI area (m2)	9338					
Proposed TBUA (m2)	39977.01 sq.m.					
TBUA (m2) approved by Planning Authority till date	Under process					
Ground coverage (m2) & %	2046.84 sq.mt., 31.25 % on net plot area.					
Total Project Cost (Rs.)	68 Cr.					
CER as per MoEF & CC circular dated 01/05/2018	Activity	Location		Cost (Rs.)	Duration	
	Tree plantation	It is proposed to plant trees with tree guard in and around Mohhamadwadi Road As proposed Elated hous-ing LLP will plant 100 trees		1500000/-	2021-2023	
	Ambulance	It is proposed to provide fully equipped Ambulance to health departmet As proposed by the Elated hous-ing LLP		4000000/-	2024	
	Solar Street Light	It is proposed to Solar Street Light to Mohhamadwadi Road on 24 DP Road Road in 5 km redius area of the project .Solar street light will be helpful for Beutification of street Details of the activity enclosing herewith.		8100000/-	2022-23	
Details of Building Configuration:					Reason for Modification / Change	
Previous EC			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	NA
NA	NA	NA	Wing A	B+P+15	45.60	
			Wing B	B+P+15	45.60	
			Wing C	B+P+15	45.60	
			Wing D	B+P+15	45.60	
			Club house	G+1	6.60	
Total number of tenements			No. of Tenements: 444, No. of Shops: 8 Total Population : 2397			
Water Budget	Dry Season (CMD)		Wet Season (CMD)			
	Fresh Water	203	Fresh Water	203		

	Flushing	105	Recycled	105
	Swimming Pool	0	Swimming Pool	0
	Gardening	6	Gardening	0
	Total	314	Total	308
	Waste water Generation	277	Waste water generation	277
Water Storage Capacity for Firefighting / UGT	Fire Tank: 300KLD			
Source of water	PMC			
Rainwater Harvesting (RWH)	Level of the Ground water table:	19 to 21 m pre monsoon & 2-5 m post monsoon		
	Size and no of RWH tank(s) and Quantity:	NA		
	Quantity and size of recharge pits:	8 No. of Recharge Structures(5 surface & 3 roof) (2M × 2M × 2M) with 60 M. deep bore well via 1 no. of 2.0 m. ×. 3 m. deep de - silting Chamber with O & G trap		
	Details of UGT tanks if any:	Fire Tank: 300KLD Domestic 252 KLD Drinking 51 KLD Flushing 167KLD		
Sewage and Wastewater	Sewage generation in CMD:	277 CMD		
	STP technology:	MBBR		
	Capacity of STP (CMD):	290 CMD		
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	4 kg/day	The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling	
	Wet waste:	6 kg / day		
	Construction waste			
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	470 kg/day	Will be Handed over to authorized Vendor	
	Wet waste:	684 kg/day	Wet waste will be treated in Organic Waste Converter	
	Hazardous waste:	NA	NA	
	Biomedical waste	NA	NA	
	E-Waste	3.5 kg/day	e waste will be handover to authorized e waste Vendor	
	STP Sludge (dry)	17 kg/day	Dried sludge from STP will be used as manure	
Green Belt Development	Total RG area (m <sup>2</sup> ):	Mandatory RG: 776 sqm		
	Existing trees on plot:	0		

	Number of trees to be planted:	93		
	Number of trees to be cut:	0		
	Number of trees to be transplanted:	0		
Power requirement:	Source of power supply:	MSEDCL		
	During Construction Phase (Demand Load):	20 KW		
	During Operation phase (Connected load):	1788.16 kW		
	During Operation phase (Demand load):	1250 kVA		
	Transformer:	630 kva x 2		
	DG set:	250 KVA - 01 No.		
	Fuel used:	HSD		
Details of Energy saving	Solar energy generation: 1% of Demand load			
Environmental Management plan budget during Construction phase	Type	Details	Capital Cost (in Rs.)	
	1	Erosion control – dust suppression measures, barricading and top soil preservation	8,14,125/-	
	2	Labour Camp Toilets & Sanitation	2,40,000/-	
	3	Labour Safety Equipments And Training	2,00,000/-	
	4	Environmental Monitoring	3,23,000/-	
	5	Disinfection and Health Check-ups	51,000/-	
	6	Environmental Monitoring Cell	1,70,000/-	
	7	CER	13600000/-	
Environmental Management plan Budget during Operation phase	<b>Component</b>	<b>Details</b>	<b>Capital (Rs.)</b>	<b>O&amp;M (Rs./Y)</b>
	Sewage Treatment Plant	STP	66,30,000/-	10,56,000/-
	Solid Waste Management	OWC Machine	18,50,000/-	4,60,800/-
	Landscaping	Development & maintenance	31,14,276/-	36,605/-
	Rain Water Harvesting	Recharge pits Recharge Shafts	8,00,000/-	80,000/-
	Energy	Solar PV panels for Street Light	26,26,000/-	1,31,300/-
	Environmental Monitoring	Air, water, Noise, soil, owc, manure, DG, Treated water	-	1,85,600/-
	Lightening Arrester Cost	Lightening Arrestor	-	3,00,000/-
	Bio medical waste	Biomedical waste	1,00,000/-	-
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	4-Wheeler	117	117	12.5
	2-Wheeler	1052	1052	2.5

3. The proposal has been considered by SEIAA in its 231<sup>st</sup> Part B meeting. SEIAA noted that, Proposal is a new construction project 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. It is noted that, proposed number of trees to be planted are 83. PP to increase the number of plants by 10%.
2. PP to submit the Fire NoC
3. PP to submit the side building section.
4. PP to submit the undertaking that, the front margin near the commercial area will be kept clear without any plantation so that there will be clear movement of the fire tender.
5. PP to correct the common name & botanical name of trees & submit the same.
6. PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 30,639.01 m<sup>2</sup>, Non-FSI- 9,338.0 m<sup>2</sup>, Total BUA- 39977.01 m<sup>2</sup>. (Plan approval- CC/0516/21 dated 18/6/2021).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be

- ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
  - VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
  - VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
  - VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
  - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
  - X. The Energy Conservation Building code shall be strictly adhered to.
  - XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
  - XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
  - XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
  - XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
  - XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
  - XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
  - XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
  - XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
  - XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
  - XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the

stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar  
(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, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

## Annexure V – Commencement Certificate for Building Permission



**पुणे महानगरपालिका**  
(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा )  
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे  
संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग  
पुणे महानगरपालिका  
शिवाजीनगर,  
पुणे-४११ ००५

**बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)**  
**कमेन्समेंट सर्टिफिकेट**

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९  
यातील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट १९६६ चे कलम २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : MHW/0008/15

Proposal Type : Resi+Comm

Case Type : Revised

Project Type : Layout of Building



क्रमांक : CC/0516/21

दिनांक : 09/06/2021

श्री / श्रीमती M/S ELATED HOUSING LLP PARTNER PARTNER JAIN AND OTHER द्वारा आर्किटेक्ट / ला. स. श्री RUPESH KISHOR  
JAMKHINDIKAR यांस राहणार पुणे, पेट महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन  
१९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमितील पेट Mohammadwadi घरांक सर्वे न  
2/1+2A, 2/2B/2B, 2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 सी. सं. न. \_\_\_\_\_ हिस्सा नं \_\_\_\_\_ फायनल प्लॉट क्र \_\_\_\_\_ प्लॉट क्र D  
ऊ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 25/01/2021 रोजी प्रस्ताव दाखल केला आहे.

**--: अटी :-**

१. सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
२. कोणत्याही नवीन इमारतीचा अथवा बाढीव/दुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
३. सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचा अविभाज्य भाग समजणेत येईल.)
४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज कळ संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
५. सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
  - (अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
  - (आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
  - (इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
  - (ई) अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
६. सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीबास, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरुपी बांधनकारक राहिल.

MHW/0008/15

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09/06/2021

७. काम सुरुकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.प्ल.सी. आदेश, महाराष्ट्र प्रवृण नियामक मंडळ, औद्योगिक संचालनालय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन ऑफ, महाराष्ट्र प्रादेशिक व नगरचना अधिनियम, १९६६ अंगर त्यास अनुसरून केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.

वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

### काही महत्वाच्या विशेष सूचना :-

१. विकास योजना/अग्निशामक दल यांचेकडील पत्रामधील अटी संबंधित मालक/विकासकार बंधनकारक राहतील.
२. नियोजित बांधकाम सुरु करणेपूर्वी रस्ता रुंदी सेटबॅक मधील तसेच अस्तित्वातील जुने बांधकाम पाडावयाचे दर्शविलेले बांधकाम वेध मागिनि पाडणार.
३. अस्तित्वातील जुनी बांधकाम पाडताना रोजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार
४. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिजायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
५. वेसमेंट पार्किंगचा वापर फक्त पार्किंगसाठीच करणार.
६. वेसमेंटमध्ये साठणान्या पाण्याचा निचरा करण्यासाठी पंप बसवणार.
७. बाजूच्या अस्तित्वातील मिळकतीतील भाडेकरूंचे अस्तित्वातील हवा उजेडाचे इजमेंट राईटस जपणार.
८. मालकी हक्काबाबत व पुर्नवसनेचे योजनेमध्ये भाडेकरूंचा वाद निर्माण झाल्यास याची सर्व जबाबदारी विकासकाची राहिल व मनपास कोणतीही तोषीस लागू वेणार नाही.
९. बांधकामाच्या व पाडकामाच्या काळात तयार होणारा राडारोडा कोणत्याही परिस्थितीत रस्त्यावर अगर सार्वजनिक ठिकाणी टाकणार नाही व मा. क्षेत्रीय अधिकारी यांचे मार्गदर्शनाने त्याची विल्हेवाट लावणार व वरीलप्रमाणे राडारोडा मनपा ने ठरवून दिलेल्या ठिकाणी टाकण्याची व्यवस्था करणार
१०. बांधकामावर काम करणाऱ्या कामगारांसाठी त्यांचे संख्येनुसार तात्पुरती स्वच्छतागृहे उपलब्ध करू देणार र्ही कामगारासाठी स्वतंत्र स्वच्छतागृह बांधणार व ते कोणतेही भोगवटापत्र मागणेपूर्वी पाडणार.
११. सदर इमारतीचे काम मुख्य रस्त्यालगत असल्यास चांगल्या प्रकारे किंवा पत्र्याचे पार्टीशन बसवून बंदिस्त करणार
१२. फ्लॉटच्या आवारातील मोकळ्या जागेत व सामुहिक रस्त्यावर दिवाबत्तीची सोय करणार.
१३. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकसनकर्ता / मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. क. मालकाचे, विकासकाचे, आर्किटेक्ट व कॉन्ट्रक्टर यांचे नावे व पत्ता. ख. जागेच्या रद्दीसह स.नं. सी.टी.एस. नंबर, वॉर्ड नंबर इ. ग. पुणे मनपाकडील विकसनासाठी /नकाशासाठी दिलेली परवानगी नंबर दिनांक.घ.बिल्टअप एरीया/नियोजित बांधकामाचे एकूण क्षेत्र.ङ. निवासी फ्लॉटची संख्या, व्यापारी गाळ्यांची संख्या व त्यांचे क्षेत्र मान्य नकाशाच्या प्रती पाहण्यासाठी उपलब्ध असण्याचा पत्ता. च. मान्य नकाशांची प्रमाणित प्रत बांधकामाच्या जागेवर उपलब्ध ठेवणे.
१४. काम सुरु करण्यापूर्वी बांधकामास अडथळा येणाऱ्या झाडांबाबत गार्डन विभागाचे ना हरकत पत्र दाखल करणार.
१५. आवश्यक तेथे प्रोव्हिजनल फायर एन.ओ.सी. मधील अटी मालक/विकासक यांचेवर बंधनकारक राहतील.
१६. अस्तित्वातील वॉटर मिटर बाबत मिटर विभागाचे थकबाकी नसल्याबाबतचे ना हरकत पत्र दाखल करणार.
१७. इमारतीच्या आवारात कचरापेटी, दिवाबत्ती इ. बाबींची सोय करणार व पुरेशा संख्येत उद्यान विभागाच्या मार्गदर्शक तत्वानुसार लोखंडी टी गार्डमध्ये झाडे लावणार.
१८. मिळकतीमधील रस्तारुंदीतील जागा पुणे म.न.पा.च्या ताब्यात देऊन म.न.पा.च्या नावे मालकी हक्काचे कागदपत्र झाल्यानंतरच चटईक्षेत्राचे नियोजन करणार व मोजणीचा नकाशा दाखल करणार.
१९. म.न.पा. पाणी पुरवठा उपलब्ध होईपर्यंत सर्व रहिवासांच्या पुरेशा पिण्याच्या पाण्याची अन्य व्यवस्था स्वखर्चाने करणार.
२०. ओला व सुका कचऱ्या करीता मिळकतीमध्ये कंटेनरची सोय करणार.
२१. एकत्रीकरण/विभाजन करून बांधकाम परवानगी घेतल्यास संमतीपत्र दिनांकापासून एक वर्षाचे आत एकत्रित/स्वतंत्र असा ७/१२ उतारा, मालमत्ता पत्रक तसेच मोजणी नकाशा महानगरपालिकेस सादर करणार.
२२. भूअभिन्यासातील अनुज्ञेय चटईक्षेत्र हे प्रस्तावित टी.डी.आर./रस्तारुंदी आरक्षित क्षेत्र/अॅमिनिटी स्पेसचे क्षेत्रासह दर्शविले आहे. प्रत्यक्षात या टी.डी.आर./रस्तारुंदी व अॅमिनिटी स्पेसच्या चटईक्षेत्राचे मोबदल्या बांधकाम अनुज्ञेय करण्यात आलेले नाही. टी.डी.आर. सर्टिफिकेट उपलब्ध करून रितसर टी.डी.आर. खर्चा टाकल्यावरच व रस्तारुंदी/अॅमिनिटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या



- क्षेत्राचे बांधकाम अनुज्ञेय करण्यात येईल. तसेच भू अभिन्यासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यांस बांधकाम परवानगी मिळाली असा होत नाही. केवळ भूअभिन्यास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. अॅक्ट १९४९ चे संबंधित कलमार्तगत कारवाई करण्यात येईल. तसेच मिळकतीत प्रयत्न्य हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.
२३. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मार्किंगल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ वेणारा संपूर्ण खर्च फ्लॉट धारक/मालक यांचेकडून वसूल करण्यात येईल.

**-: अटी:-**

१. लेआऊटमध्ये रेनवॉटर हार्वेस्टिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेखांकनामध्ये निर्देशित केलेले रस्ते यांचे बाजूने पावसाळी गटारे बांधणार मा. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शानुसार सदर काम समाधानकारक व योग्य निकषानुसार करणार.
२. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या पाणी पुरवठा वाहिन्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.
३. सदर मिळकतीतून जाणाऱ्या व नव्याने टाकावयाच्या मलनिःसारण वाहिन्या ह्या ड्रेनेज विभागाच्या देखरेखीखाली टाकणार.
४. उपअभियंता (मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिन्या स्वखचने जोडणार.
५. क्षेत्रिय कार्यालय/आरोम्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.
६. उप अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकाशासाठी खांब लावणार.
७. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिबळ्या रंगाने दर्शविलेली बांधकामे वैध मानि पाडून घेणार.
८. सदर रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुंपण घालणार.
९. रेखांकनातील सर्व प्लॉट व सब प्लॉट यांचे नगरभूमानन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोजणी करून घेणार व त्याचे मोजणी प्रमाणपत्र त्यांच्या मापांसह सादर करणार.
१०. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकसक/सहकारी संस्था स्वतःपाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.
११. विकास योजना विभागाकडून विकास योजनेमधील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.
१२. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/समतीपत्रे रद्द समजण्यात यावीत.
१३. गृहप्रकल्पामधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिन्या, मलनिःसारण वाहिन्या रस्त्याकडेची प्रकाश व्यवस्था इत्यादी गोष्टी विकसकाने स्वखचने करावयाच्या असून त्याची भविष्यातील देखभाल दुरुस्तीची व्यवस्था विकसकाने करावयाची आहे.
१४. गृहप्रकल्पामध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपी कुंपण घालणार.
१५. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकसक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.
१६. सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकसकाने विकसन करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रुंदी वि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वानुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकसकाने स्वखचने या रस्त्यांवरील पाणीपुरवठा व मलनिःसारण वाहिन्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोबदला मिळणार नाही. रेखांकनातील अंतर्गत रस्त्यांची रुंदी विकास नियंत्रण नियमावलीनुसार ठेवणार.
१७. सदर रेखांकनामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूमानन अधिकारी अथवा जिल्हा निरीक्षक भुमीअभिलेख यांचेकडून मोजणी करून घेणार व प्रत्यक्षातील मापानुसार दुरुस्त नकाशा सादर करणार. ब. प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार. क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकसकाने स्वतःसोय करावयाची आहे. ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मापांबाबत प्लॉटसू व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.
१८. जागेवर कोणतेही बांधकाम सुरू करण्यापूर्वी बांधकाम नियंत्रण विभाग पुणे म.न.पा. यांकडून बांधकामाची परवानगी घेणार.
१९. रस्ता रुंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.
२०. बांधकाम परवानगी घेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोजणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोजणी नकाशा, विभाजित ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.
२१. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.
२२. ले आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहिल दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्वेस्टिंग नियमानुसार ओपनस्पेस विकसित

करणार.

२३. पाणी पुरवठ्याबाबत दिलेले हमीपत्र बंधनकारक राहिल तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात गाळेधारकाचे करारात नमूद करून गाळेधारकांना लेखी पूर्व कल्पना घेणे, विकसन कर्त्यांवर बंधनकारक राहिल.
२४. नियमावलीत तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
२५. नियमावलीत तरतुदीनुसार नमूद केलेल्या विशिष्ट वापराकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
२६. १५० पेक्षा जास्त टेनामेंट असल्यास डेनेज विभागाचे नियम व सुचनेनुसार सिव्हेज ट्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहिल.
२७. मा. पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केलेल्या २०००० चौ.मी. पेक्षा जास्त एकुण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन बांधकाम विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
२८. पूर्व मान्य ले आऊट मधील सर्व अटी बंधनकारक राहिल.
२९. ओला कचरा व सुका कचरा वेगवेगळा करणे करता स्वतंत्र व्यवस्था करणार.
३०. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्वेस्टिंग करणे बंधनकारक राहिल.
३१. एअर पोर्स अॅथॉरिटीचे १०० मीटर, ५०० मीटर, ९०० मीटर, ४.० कि.मी. मधील परिक्षेत्रातील व फनेल कक्षेबाबतचे सर्व निर्बंध बंधनकारक राहिल.
३२. नैसर्गिक पाण्याचा दर्शिलेला प्रवाह नियमानुसार व सुचनेनुसार चॅनेलाईज करून नैसर्गिक पाण्याचा प्रवाह बंदिस्त होणार नाही याची दक्षता घेणे बंधनकारक राहिल. प्रायमुक्त सर्वेक्षणानुसार आवश्यक ते चॅनेलाईजेशन /नाला ट्रेन्चिंग जागेवर प्रत्यक्षात करून घेणे बंधनकारक राहिल.
३३. सु.एल.सी. ऑर्डरमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहिल त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
३४. सदर भिळकृतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी वादग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वादग्रस्त क्षेत्राबाबत कोणताही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहिल. म.न.पा.स कोणताही तोषिप लागू देणार नाही.
३५. १५ % अंमिनिटी स्पेसचा एफ.एस.आय. सदर अंमिनिटी स्पेस ताब्यात दिल्यानंतर व मालकी हक्काच्या उतान्यावर पुणे म.न.पा.ची नोंद झालेनंतर अनुज्ञेय राहिल.
३६. सदर रेखांकनास मा. महापालिका आयुक्त यांचकडून अंतिम मंजूरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

३७. संरक्षण मंत्रालयाकडील सुधारित सी.सी.सेड.एफ गळ्याबुमार खोटाकाम गळ्या मंजूरीपुर्वी नाहरकतपत्र दाखल करणार याकृतीवर मान्य.

३८. खोटाकाम गळ्या प्रस्ताव मंजूरीपुर्वी पर्यावरण विभागाकडील नाहरकतपत्र दाखल करणार याकृतीवर.

३९. मे. व्हेटेड होमिंग एन्.एन्.पी यांचे सुधारित ७/१२ उतारे दाखल करणार याकृतीवर मान्य.

४०. मे. व्हेटेड होमिंग एन्.एन्.पी यांचे सुधारित मोजणीनकाशा दाखल करणार याकृतीवर मान्य.

४१. पी.पी.पी मॉडेल्करिंग जमीन विकास कृती व खोटाकाम विकस विधी वाढवण्या निर्णय खोटाकामक राहिल.

*Ajit Nalknaware*

Ajit Nalknaware  
इमारत निरीक्षक  
बांधकाम विकास विभाग  
पुणे म न पा

Sd/-  
Dattatray Wagh  
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## Annexure VII – Consent to Establish

**MAHARASHTRA POLLUTION CONTROL BOARD**

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000145147/CE/2301000222

Date: 02/01/2023

To,

M/s Elated Housing LLP,  
 Sr No 2/1+2A, 2/2B/2B, 2/2C/1C, 2/2C/1B,  
 2/2C/1A, 2/2C/2/2C/1+2A/1/2, Plot 21,  
 Mohammadwadi, Tal Haveli, Dist Pune



Your Service is Our Duty

**Sub: Consent to Establish for Residential & Commercial Construction Project under Red Category**

**Ref:** Application submitted by Sub Regional Officer, Pune-I

Your application NO. MPCB-CONSENT-0000145147

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 up to Commissioning of the project or Five Years whichever is earlier**
- The capital investment of the project is Rs.68 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Residential & Commercial Construction Project named as M/s Elated Housing LLP, Sr No 2/1+2A, 2/2B/2B, 2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2, Plot 21, Mohammadwadi, Tal Haveli, Dist Pune on Total Plot Area of 8559.82 SqMtrs for proposed total construction BUA of 41577 SqMtrs including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 02.11.2021	8559.82	39977.01

- 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	277	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG SET- 250 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	684 Kg/Day	OWC with Composting/Bio digester with composting facility	As Manure
2	Dry Waste	470 Kg/Day	Segregation	To Local Body
3	STP Sludge	17 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	3.50	Kg/Day	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. 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.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/ 203507/2021 dtd. 02.11.2021 for construction project having total plot area 8559.82 Sq.Mtrs, & proposed total Construction BUA 39977.01 SqMtrs.
17. The Project Proponent shall obtain Environmental Clearance for proposed expansion. PP shall not take any effective steps towards expansion in construction project without obtaining Environmental Clearance for expansion.

18. 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. Y.B.Sontakke**  
Joint Director (WPC)  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2023-01-02 18:48:37 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2208001059	09/08/2022	Online Payment
2	316262.60	MPCB-DR-15480	01/12/2022	NEFT
3	183738.00	MPCB-DR-16102	20/12/2022	NEFT

**PP has paid penal fees of Rs 500000.**

**Copy to:**

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



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

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 290 CMD with MBBR technology for the treatment of 277 CMD of sewage.
- 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	314.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

- 1) As per your application, you have 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	DG SET-250 kVA	Acoustic Enclosure	3.00	HSD 25 Ltr/Hr	1	SO <sub>2</sub>	12 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 <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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 & Environmental Clearance	Up to Commissioning of the Project	Up to 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**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.

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This certificate is digitally & electronically signed.

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## Annexure VIII – Newspaper Advertisement

THE ECONOMIC TIMES | PUNE | THURSDAY | 15 JUNE 2023 | WWW.ECONOMICTIMES.COM

**PUBLIC NOTICE**

This is to inform all that our construction project Khush Vista at 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune has been accorded environmental clearance by SEIAA, GoM vide EC Identification No. - EC 21 B 038 MH 11 2453 File No. - SIA/MH/MIS/203507/2021 dated 02/11/2021 and the copy of EC letter is available with MPCB and can also be seen on parivesh.nic.in

**Eated Housing LLP**

2/1+2A, 2/2B/2B, 2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21, Mohammadwadi Taluka Haveli, Pune

महाराष्ट्र टाइम्स | पुणे | गुरुवार, १५ जून २०२३ | mtedit@timesgroup.com

**PUBLIC NOTICE**

This is to inform all that our construction project Khush Vista at 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21 Mohammadwadi Taluka Haveli, Pune has been accorded environmental clearance by SEIAA, GoM vide EC Identification No. - EC 21 B 038 MH 11 2453 File No. - SIA/MH/MIS/203507/2021 dated 02/11/2021 and the copy of EC letter is available with MPCB and can also be seen on parivesh.nic.in

**Eated Housing LLP**

2/1+2A, 2/2B/2B, 2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21, Mohammadwadi Taluka Haveli, Pune

Site Photographs





# EHS MATRIX

PRIVATE LIMITED

📍 Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.  
☎ +91 91585 60571 / +91 95796 84751 / +91 90961 85285  
🌐 www.ehsmatrix.co.in ✉ ehsmatrixpune@gmail.com

## TEST REPORT

Report No:	EHSM/2023/May/R-1397	Issue Date	17/05/2023
Name and Address of Customer	ELATED HOUSING LLP Sr. No. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21, Mohammadwadi Taluka Haveli, Pune.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	09/05/2023	Sampling duration	24 hrs
Start Date of Analysis	10/05/2023	End Date of Analysis	17/05/2023
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	36°C	Wet bulb temperature	31°C
Relative Humidity	37 %	Sampling done by	Eurofine Enviro Lab Pvt. Ltd.

## Results

Sr. No.	Parameter	Result	Unit(s)	Specifications (NAAQ Standards)	Method
1	Sulphur Dioxide(SO <sub>2</sub> )	16.4	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	24.3	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	52.1	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	36.3	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.1	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

### Remark-

- All above results are within National Ambient Air Quality standards.
- BDL – Below Detectable Limit.



  
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Mr. Jayavant Patil  
(Director)  
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📍 Register Office Address :  
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📍 Branch Office Address :  
F-01, Shakuntala Complex,  
Rajarampuri, 4th Lane,  
Kolhapur - 416008.  
☎ +91 98343 07334

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018



## TEST REPORT

Report No:	EHSM/2023/May/R-1398	Issue Date	17/05/2023		
Name and Address of Customer	ELATED HOUSING LLP Sr. No. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21, Mohammadwadi Taluka Haveli, Pune.				
Sample Name	Source Emission DG SET-40 KVA	Sample Description	Stack Material : MS		
Date of Sampling	09/05/2023		Stack Height : 3.0 M		
Start Date of Analysis	10/05/2023		Stack Type : Round		
End Date of Analysis	17/05/2023	Sampling duration	30 Min		
Sampling done by	Eurofine Enviro Lab Pvt. Ltd.		Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring	
Sample Quantity	Thimble 1 Nos and 30 ml Solution				
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	351	K		---
2	Differential Pressure	3.5	mm WG		
3	Velocity	6.65	M/s		
4	Dimensions of Stack	0.1	Mtr.		
5	Stack Area	0.00785	M <sup>2</sup>		
6	Gas Volume	159.69	Nm <sup>3</sup> /Hr		
7	Particulate Matter	62.3	mg/Nm <sup>3</sup>	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO <sub>2</sub> )	32.0	mg/Nm <sup>3</sup>	--	
9	Sulphur Dioxide (SO <sub>2</sub> )	0.12	Kg/day	N.S	
10	Nitrogen Oxide	18.9	mg/Nm <sup>3</sup>	Not Specified	
<b>Remark(s):</b> ➤ All above results are well within MPCB					



  
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## TEST REPORT

Report No:	EHSM/2023/May/R-1399	Issue Date	17/05/2023
Name and Address of Customer	ELATED HOUSING LLP Sr. No. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21, Mohammadwadi Taluka Haveli, Pune.		
Sample Name	Ambient Noise	Sample Description	--
Date of Sampling	09/05/2023	Sampling duration	--
Sampling done by	Eurofine Enviro Lab Pvt. Ltd.		

### Results

Sr. No.	Location	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Main Gate	51.6	43.6	55/45	CPCB Guideline
2.	Near DG SET	52.9	41.8		
3.	Near Site Office	50.8	42.3		
4.	Near Construction Equipment	53.6	41.9		
5.	Near Construction	52.9	42.8		

#### Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



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## TEST REPORT

Report No:	EHSM/2023/May/R-1400	Issue Date	17/05/2023
Name and Address of Customer	ELATED HOUSING LLP Sr. No. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21, Mohammadwadi Taluka Haveli, Pune.		
Sample Name	Soil	Sample Description	
Date of Sampling	09/05/2023	Sampling Time	16: 30 PM
Sampling Location	Near Garden	Sampling Procedure	--
Sampling done by	Eurofine Enviro Lab Pvt. Ltd.	Sample Quantity	01 kg
Start Date of Analysis	10/05/2023	End Date of Analysis	17/05/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	Sand, Silt, Clay		Manual Of Soil Testing
2	pH at 25°C	7.51	--	IS 2720(Part 26) 1987
3	EC at 25°C	1258	µS/cm	IS 14767 : 2000
4	Moisture Content	11.9	%	Manual Of Soil Testing
5	Organic Matter	1.48	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	16.9	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	21.4	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	7.58	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	248.3	mg/Kg	Manual Of Soil Testing
10	Water Holding	24.9	%	Manual Of Soil Testing
11	Calcium as (Ca)	31.6	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	12.9	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	0.14	mg/Kg	Manual Of Soil Testing
14	Chlorides as Cl	32.9	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.18	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	4.42	mg/Kg	Manual Of Soil Testing



  
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ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018



## TEST REPORT

Report No:	EHSM/2023/May/R-1401	Issue Date	17/05/2023
Name and Address of Customer	ELATED HOUSING LLP Sr. No. 2/1+2A,2/2B/2B,2/2C/1C, 2/2C/1B, 2/2C/1A, 2/2C/2/2C/1+2A/1/2 Plot 21, Mohammadwadi Taluka Haveli, Pune.		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	09/05/2023	Sampling duration	--
Sampling Location	Cooler water	Sampling Procedure	APHA 1060
Sampling done by	Eurofine Enviro Lab Pvt.Ltd.	Sample Quantity	2 Ltr
Start Date of Analysis	10/05/2023	End Date of Analysis	17/05/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.06	--	6.5 to 8.5	APHA 4500 H+ B, 23 <sup>rd</sup> Ed.2017
2	Total Dissolved Solids TDS	96.3	mg/L	<500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
3	Total Hardness (as CaCO <sub>3</sub> )	54.2	mg/L	<200	IS 3025 (Part 21):2019
4	Total Alkalinity	16.9	mg/L	<200	IS 3025 (Part 23):2019
5	Sulphate (as SO <sub>4</sub> )	12.3	mg/L	<200	IS 3025 (Part 24):2022
6	Nitrate( as NO <sub>3</sub> )	0.4	mg/L	<45	APHA 4500 NO <sub>3</sub> <sup>-</sup> -B, 23 <sup>rd</sup> Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F-D , 23 <sup>rd</sup> Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl -B, 23 <sup>rd</sup> Ed.2017
9	Chloride ( as Cl)	11.9	mg/L	<250	APHA 4500 Cl <sup>-</sup> B, 23 <sup>rd</sup> Ed.2017
10	Calcium (as Ca)	14.3	mg/L	<75	IS 3025 (Part 40):2019
11	Magnesium (as Mg)	4.3	mg/L	<30	IS 3025 (Part 46):2019
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111 B, 23 <sup>rd</sup> Ed.2017
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:2019
14	E.coli.	<2	MPN/100ml	<2	IS 1622:2019

#### Remark-

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform & E.coli. <2 can be consider as Zero [ Refer IS:1622 (R.A.1996), Table No.-4].



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