

KAKADE GREEN ESTATES PVT. LTD.

CIN NO. : U70102PN2007PTC130577

Regd. Office

Kakade Capital, 1205, Shirole Road, J M Road,
Shivaji Nagar, Pune - 411004

Tel. : 020 6623 2700
Fax : 020 6623 2703

Email : sanjaykakatgroup85@gmail.com
Website : www.sanjaykakatgroup.com



Date: 05-04-2024

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

Sub: - Half Yearly Post Environment Clearance Compliance Report for a New
Proposed Commercial Project, at Plot No.C, S.No.16, 18, 19, 51, 53 (PART),
Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.

Ref: - Environmental Clearance Letter No. SEIAA-EC-0000002134
Dated 28 February 2020

Respected Sir,

Please find attached Half Yearly Post Environment Clearance Compliance Report
(January 2024 – June 2024) for New Commercial Project, Commercial construction
project at Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane,
Taluka - Haveli, Pune. EC accorded by Department of Environment, Government of
Maharashtra, vide its letter No. SEIAA-EC-0000002134. Dated 28 February 2020.

Thanking you,

Yours Faithfully,

A handwritten signature in blue ink, appearing to read "Anand", is written over a horizontal line.



M/s. Kakade Green Estate Pvt. Ltd.

Encl: A/c

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

Compliance Environmental Monitoring Report
(January 2024 – June 2024)
For

M/s. Kakade Green Estate Pvt. Ltd.

A Proposed Project

“Commercial Project”

At

Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village -
Kopre Gaothan, Hingane, Taluka - Haveli, Pune.

By

M/s. Kakade Green Estate Pvt. Ltd.

At

Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village -
Kopre Gaothan, Hingane, Taluka - Haveli, Pune.

Prepared by

UNIQUE ENVICARE PVT LTD

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

Email ID - info@uniqueenvicare.com

Contact No- 9890529052

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

PART - I

DATA SHEET

1.	Project type: River – Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Building & Construction –Commercial construction Project)
2.	Name of the Project	“Commercial construction project”, Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.
3.	Clearance Letter (s)/OM No. and date	SEIAA-EC-0000002134. Dated 28 February 2020.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Pune Maharashtra 18°29'4.56"N, 73°48'39.27"E
	(a) Address for correspondence	M/s. Kakade Green Estate Pvt. Ltd. Kakade Capital, Shirole road , Shivajinagar, Pune
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Name: Mr. Chandrakant Boda M/s. Kakade Green Estate Pvt. Ltd. Address: Kakade Capital, Shirole road , Shivajinagar, Pune Designation: Managing Partner Contact: 9823040002 Email id: Chandrakantboda1979@gmail.com
6.	Salient Features	
	(a) Of the project	Please Refer Annexure – I
	(b) Of Environmental Management Plans	Please Refer Annexure – II
7.	Breakup of the project area	Total Plot Area – 11269.53 sq.mt. Built-up Area- : 39499.35 Sq.mt.

	(a) Submergence area: forest & non forest	No, Since the proposal under reference is in developing part of the PMC, Pune City.
	(b) Others	Not Applicable
8.	Breakup of the project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & landless laborers /artisan.	There is no displacement of population due to project hence not applicable
	(a) SC, ST /Adivasis	Not Applicable since there is no displacement of population
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	Not Applicable since there is no displacement of population
9.	Financial details	
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	INR 80.57 Cr
	(b) Allocation made	Please refer annexure- IV

	for environmental management plans with item wise and year Wise break-up.	
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	-----
	(d) Whether (c) include the cost of Environmental management as shown in The above.	Yes
	(e) Actual expenditure incurred on the project so far	INR Rs. 35.53 Cr
	(f) Actual expenditure incurred on the environmental management plans so far	150000 Lakhs
10.	Forest land requirement.	No Forest land required for project
	(a) The status of approval for diversion of forest land for non-forestry use	Not applicable
	(b) The status of clearing felling	Not applicable
	(c) The status of compensatory afforestation, if any	Not applicable

	(d)Comments on the viability & sustainability of compensatory afforestation Programme in the light of actual field experience so far	Not applicable		
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Nil		
12.	Status of construction. (Actual &/or planned)	Planned		Actual
		Building Name	No. Of Floor	
	(a) Date of Commencement (Actual &/or planned)	18-08-2018		
	(b) Date of completion (Actual &/or planned)	2026		
13.	Reason for the delay if the project is yet to start.	Not Applicable since project activity is in progress		
14.	Dates of Site Visits			
	(a) The dates on			

	which the project was monitored by the regional office on previous occasions, if any.	
	(b) Date of site visit for this monitoring report	

For M/s. Kakade Green Estate Pvt. Ltd.

Authorized Signatory

Date:

LIST OF ANNEXURES

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

Salient Features of the Project

ANNEXURE - I**Salient Features of the Project**

Project Site	“Commercial construction project”, Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.
Construction & Development	Others (Building Commercial construction Project)
Total Plot Area	11269.53 sq.mt.
Total Built- up Area	39499.35 sq.mt.
Water requirement	248.31 KL/day
Estimated project cost	INR 80.57 Cr.
Nearest railway station	Pune Railway station is at 10.1 Km.
Nearest Airport	Pune International Airport is about 17.1 Km

Google Image of the Project Site



Environmental Management Plan (EMP)

AIR ENVIRONMENT

CONSTRUCTION PHASE

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

Air quality shall be managed by the following:

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

Operation Phase

During operation phase, the main source of pollution will be the proposed DG set of **Fuel Consumption for 400 KVA DG Set – 1 NOS**. DG set will be used as back up source of energy and will be operated on inbuilt fuel storage. It will not add significant pollution in the ambient.

The Management practices to be followed are as follows:

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

WATER ENVIRONMENT

Construction Phase

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

Water management during construction phase shall be done as under:

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

Operation Phase

The total water requirement has been estimated to be

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

Management shall be done as under:

- The Rain water harvesting will be implemented on site to avoid run-off.
- No waste water solid/hazardous waste will be discharged to any water body.
- The sewage will be treated in full-fledged sewage treatment plant STP 195.00 KLD, treated water shall be used for landscaping, remaining water will be discharge in to **PMC drainage line.**
- Installing water meters, taking regular readings, maintaining the register.
- The storm water management will be implemented.
- **05 Nos of Recharge pits** will be provided for rain water harvesting on site.
- Water Analysis shall be done once in three month

LAND ENVIRONMENT

Construction Phase:

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

Operation phase:

- During operation phase, solid waste will be generated by **1059.16 Kg/day** expected residence
- Management will be done by:
 - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
 - **611 Kg/day** dry waste will be handed over to SWACH.
 - **408 Kg/day** wet waste will be composted using Organic Waste Composter.
 - STP sludge **29 kg/day** will be used as manure after treatment in OWC
 - E-Waste **11.16 kg/day** will be handed over to SWACH.

NOISE ENVIRONMENT

Construction Phase

The management measures for noise are as follows:

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

Operation Phase

Ongoing construction activity is going on with the existing provided load

The management measures for noise are as follows:

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

BIOLOGICAL ENVIRONMENT

Construction Phase:

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

The management are as follows:

1. No trees available on site
2. Plantation of **92 Nos** of trees have been planted.

Operation Phase:

The management are as follows:

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

2. Special attention provided during summer to ensure that the green belt does not suffer from water shortage.

3. Development & maintenance of green belt to be considered on priority bases.

SOCIO ECONOMIC ENVIRONMENT

Construction Phase

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

Health & Safety

Management in Socio Economy are as follows:

1. Provision of adequate drinking water, toilet and bathing facilities to be made available on project site for the families of construction workers.

2. Proper Training and awareness programme to be carried out so that the workers understand the importance of wearing personal protective equipment.

3. First aid and medical facilities to be provided on site.

Operation Phase

1. Improvement in transport, communication facilities, lifestyle and social status etc. due to ancillary development.

2. Local skilled and labourers will have opportunities for employment directly and indirectly.

Cost of Environmental Management Plan (EMP)

ANNEXURE – III

Environment Management Cost

During Construction Phase:

Sr. No.	Attributes	Particulars	Cost (Lacs)/ Annum
1.	Water	Dust Suppression	1.41
2.	Site Sanitation , Health, Check – up & Safety	Healthy & Safety	0.74
3.	Environmental Monitoring	Air, Water, Noise, Soil	0.32
4.	Biological Environment	Gardening and excavation	2.04
5.	Socio-economic Environment	Disinfection – pest control, first aid facilities, health check ups, Creches for children and personal protective equipment	1.66
Total			6.17

During Operation Phase:

Sr. No.	Details	Description	Capital cost (INR) (Lacs)	O & M Cost (INR/annum) (Lacs)
1.	Air, water, Noise, Soil	Post Project Environment Monitoring	-----	0.5
2.	Water	Rainwater Harvesting	10.08	0.5
3.	Wastewater	Sewage Treatment Plant	49.50	11.42
4.	Municipal Solid waste	Solid waste Management	14.75	3.13
5.	Plantation	Landscaping	6.96	2.04
6.	Energy	Energy Savings	65.32	8.24
7.	Storm Water Networking	Storm Water Networking for proper disposal of Storm Water	1.0	0.5
8.	Environmental Monitoring		As per MoEF guidelines	5.0
Total			147.61	30.83

Compliance Report
For
A Proposed Project
“Commercial Project”

At

**Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre
Gaothan, Hingane, Taluka - Haveli, Pune.**

EC NO.	No. SEIAA-EC-0000002134. Dated 28 February 2020.
Project Name	A Proposed Project - "Commercial construction project"
Location	Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.
Developer	M/s. Kakade Green Estate Pvt. Ltd. Kakade Capital, Shirole road , Shivajinagar, Pune

Part – A. SEAC Conditions		
Sr. No.	Particulars	Status
I	It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. also PP to submit the water tanker agreement. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply	Noted.
II	Committee noted that, PP proposes plantation near STP, PP to remove the same & submit the revised landscape plan.	Noted.
III	PP to submit the details regarding energy saving by solar energy.	Noted.
IV	PP to submit the travel distance of farthest point of the flat to refuge area	Noted.
V	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted.
Part – B. SEAC Conditions		
I	PP to keep space unpaved so as to ensure permeability of water. However,	Noted.

	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.	
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted.
III	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted.
IV	SEIAA after deliberation decided to grant EC for FSI- 22063.28 m ² , non-FSI- 23062.42 m ² , Total BUA- 45125.70 m ² . (Plan Approval no-CC/1532/18, Date-18.08.2018)	Noted.
General Conditions		
Sr. No.	Particulars	Status
i	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Segregation of garbage will be done. Total Solid waste – 1059.16 kg Biodegradable Waste – 408 kg Non - Biodegradable Waste – 611 kg STP Dry Sludge – 29 kg/day E-Waste – 11.16 kg/day Dry waste will be handed over to SWACH and Wet waste will be converted into manure from OWC.
ii	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of	The muck generated during the construction phase will be disposed in proper manner and adequate safety measures will be taken.

	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. separately on merit.	Noted.
iv	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> • Drinking water checkup. • Provision of temporary toilets • Construction water will be channelized properly before disposal into municipal drain.
v	Arrangement shall be made that waste water and storm water do not get mixed.	We will take care and make arrangements for the same.
vi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	We will focus on using pre-mixed concrete to reduce the use of water.
vii	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground Water level monitored regular from MoEF recognized laboratory
viii	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted
ix	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Water Level Controllers with timers will be used for Water Pumps. Low Flow water efficient fixtures will be used to reduce pressure on water.
x	The Energy Conservation Building code shall be strictly adhered to.	Noted & complied.

xi	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site	Top soil will be used for landscaping & left out soil will be used for land filling.
xii	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted & complied.
xiii	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted
xiv	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
xv	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Good quality DG sets are installed on construction site confirming Environment (Protection) Rules prescribed for air and noise emission standards & as per CPCB norms, Proper Maintenance, safe storage of fuel.
xvi	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
xvii	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be	Noted.

	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.	The Noise level as well as air pollution is monitored regularly from MoEF Recognized Laboratory. Environmental Monitoring report is attached herewith. Annexure -V
xix	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted.
xx	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Noted & complied.
B) Operation phase: -		
I	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	Segregation of garbage will be done. Total Solid waste – 1059.16 kg Biodegradable Waste – 408 kg Non - Biodegradable Waste – 611 kg STP Dry Sludge – 29 kg/day

	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.	E-Waste – 11.16 kg/day Dry waste will be handed over to SWACH and Wet waste will be converted into manure from OWC.
II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted.
III	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.	Noted & will be complied.
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.	Allotment/ occupation will be given after installation of environmental infrastructure & certification from appropriate authority.

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.	We shall give proper facilities to the project site.
VI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully initialized and no public space should be utilized.	An appropriate measure has been taken to avoid traffic congestion. Ample parking space has been provided and there is no provision to utilize public space for parking at construction or operational phase of the project.
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted
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.	We will follow the CPCB norms for Green Belt Plantation of trees for operational phase will start in mid of construction phase.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	We provide separate Environment Management Cell for implementation of stipulated environmental safeguards.
X	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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.	Provision made for separate funds for implementation of environmental protection measures/EMP and same has been included in project cost. In this regard all the reporting will be done on timely manner to concerned authorities.
XI	The project management shall advertise at least in two local newspapers widely circulated in the region around the project,	Noted

	<p>one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in</p>	
XII	<p>Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.</p>	<p>Complied. 6 monthly monitoring reports attached herewith.</p>
XIII	<p>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.</p>	<p>Complied</p>
XIV	<p>The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient</p>	<p>Complied EC Compliance report enclosed herewith. Annexure - VI</p>

	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	We observe strict compliance of 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.	Noted. We have secured Consent wide No.-Format1.0/JD(WPC)/UAN No.0000113399/CE/2204001889
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.	We have obtained environment clearance copy is attached herewith. Annexure –VI (Granted EC Copy)
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.	Complied EC Compliance report enclosed herewith.
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	Noted & will be complied.


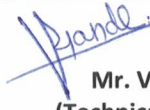
	respective Regional Offices of MoEF by e-mail.	
VI	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted 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.	Noted
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	Noted
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	Noted

	Act.	
5.	In case of submission of false document and non-compliance of stipulated conditions. Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted
6.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Noted
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 Years as per EIA notifications 2006, and amendments by MoEF&CC Notifications dated 29 th April 2015	Noted
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.	Noted

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


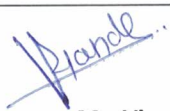
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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2023-24/03/1286	Report Date	23/03/2024	
Sample ID: -	GESEC/PRO/AAQM/2022-23/03/1286			
Name & Address of the Customer	M/s. Kakade Green Estate Pvt. Ltd. Commercial Project, Plot No. C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Main Gate	UEPL		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
10.05 Am	06.05 Pm	08 Hrs.		
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	33.5	Wet Bulb Temperature °C	21.0	
Dry Bulb Temperature °C	33.5	Relative Humidity % RH	45.5	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
18/03/2024	19/03/2024	19/03/2024	23/04/2024	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	IS:5182 (PART 2):2017	µg/m ³	≤ 80	19.86
Nitrogen Dioxide (NO ₂)	IS:5182 (PART 6):2018	µg/m ³	≤ 80	24.32
Particulate Matter PM ₁₀	IS:5182 (PART 4):2019	µg/m ³	≤ 100	55.19
Particulate Matter PM _{2.5}	IS:5182 (PART 24):2019	µg/m ³	≤ 60	23.17
Remark- All above results are within National Ambient Air Quality standards.				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		
		END OF REPORT		

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TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2023-24/03/1287	Report Date	23/03/2024	
Sample ID: -	GESEC/PRO/ANLM/2023-24/03/1287			
Name & Address of the Customer	M/s. Kakade Green Estate Pvt. Ltd. Commercial Project, Plot No. C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	UEPL			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
18/03/2024	18/03/2024	18/03/2024	18/03/2024	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB (A)	62.6	45.4	65/55
Remark-				
<ul style="list-style-type: none"> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day - 65/55 dB (A) . 				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

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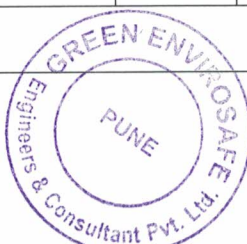
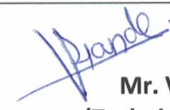
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TEST REPORT				
Test Report No :GESEC/PRO/W/2023-24/03/1288		Date of Reporting		23/03/2024
Sample ID : GESEC/PRO/W/2023-24/03/1288		Sample Details		Ground Water
Name & Address of the Customer - M/s. Kakade Green Estate Pvt. Ltd. Commercial Project, Plot No. C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.		Type of Sample		Water
		Volume Of Sample		1 Lit plastic Bottle
		Sample Status		Sealed
		Sample Collected By		UEPL
		Date of Sample Collection		18/03/2024
		Date of Sample received in lab		19/03/2024
		Analysis start Date		19/03/2024
		Analysis End Date		23/03/2024
WATER ANALYSIS REPORT				
Parameter	Result	Unit(s)	Standard Method	
Physical Parameter				
Colour	Clear	Hazen	IS:3025 (Part 4):2021	
Turbidity	<1	NTU	IS:3025 (Part 10):2019	
TDS	211.45	mg/l	IS:3025 (Part 16):2017	
Chemical Parameter				
pH	6.32	--	APHA 4500 H+A, 24th Ed.2023	
Total Hardness	114.79	mg/l	IS:3025 (Part 21):2019	
Residual Chlorine	<0.1	mg/l	IS:3025 (Part 26):2019	
Sulphate	56.82	mg/l	IS:3025 (Part 24):2019	
Chloride	26.05	mg/l	IS:3025 (Part 32):2019	
Total Alkalinity	98.36	mg/l	IS:3025 (Part 23):2019	
Calcium (as Ca)	21.01	mg/l	IS:3025 (Part 40):2018	
Magnesium (as Mg)	17.66	mg/l	IS:3025 (Part 46):2019	
Elemental Analysis				
Iron as Fe	<0.025	mg/l	IS:3025 (Part 53):2019	
Microbiological Parameter				
Total Coliform	Present	Per 100ml	IS 15185:2016	
<i>E.coli.</i>	Absent	Per 100ml	IS 15185:2016	
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		
				END OF REPORT

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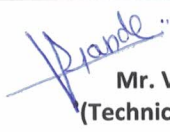
TEST REPORT				
Test Report No	GESEC/PRO/ST/2023-24/03/1289	Report Date	23/03/2024	
Sample ID: -	GESEC/PRO/ST/2023-24/03/1289			
Name & Address of the Customer	M/s. Kakade Green Estate Pvt. Ltd. Commercial Project, Plot No. C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.			
Sample Details				
Sample collection Date	Sample receipt Date	Analysis start Date	Analysis complete Date	
18/03/2024	19/03/2024	19/03/2024	23/04/2024	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 400 KVA		UEPL	
Shape	Round	Fuel Used	Diesel	
Diameter/ Dimensions (m)	0.2032	Pressure(mmWG)	3.9	
Height (m)	5.0			
Temperature (k)	414	Velocity (m/s)	7.85	
Gas Volume (Nm ³ /Hr)	660.14			
Parameters	Method	Unit	Limit	Result
Particulate Matter	IS 11255 (Part 1) 2019	mg/NM ³	<150	52.16
Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) 2019	mg/NM ³	--	21.04
Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) 2019	Kg/day	--	0.39
Remarks-				
➤ All above results are well within MPCB Limit.				
			 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	

END OF REPORT

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TEST REPORT				
Report No: GESEC/PRO/SO/2023-24/03/1290		Date of Report		23/03/2024
Sample ID: GESEC/PRO/SO/2023-24/03/1290		Date of Sampling		18/03/2024
Name and Address of the Customer – M/s. Kakade Green Estate Pvt. Ltd. Commercial Project, Plot No. C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune.		Start Date of Analysis		19/03/2024
		End Date of Analysis		23/03/2024
		Sample Details		soil
		Nature of sample		solid
Sample Collected By		UEPL		
Parameter	Result	Unit	Standard Method	
pH	5.01	---	ICARDA-Methods of soil, Plant and water analysis, Page No. 65-66:2001	
Electrical Conductivity	232.96	µs/cm	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.81-82: 2011	
Available Manganese as Mn	3.62	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011	
Available Nitrogen	2.41	%	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.89-90: 2011	
Available Phosphorus	13.94	kg/ha	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.95-98: 2011	
Available Potassium	202.1	kg/ha	Methods Manual, Soil Testing in India (Dept of Agriculture and Cooperation, Ministry of Agri. Government of India, page No.99:2011	
Sodium adsorption ratio	9.03	mmolc/l	ISRIC, Page No.13-58/59:2002	
Total Nitrogen	0.056	%	IS: 14684:2019	
Exchangeable calcium	7.01	meq/ 100g	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.102-105: 2011	
Exchangeable Magnesium	1.62	meq/ 100g	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.102-105: 2011	
Total Zinc as Zn	111.1	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Total Copper as Cu	22	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Lead as Pb	78.4	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Total Manganese as Mn	29.11	mg/kg	USEPA-3050B,Rev 2 December (1996)	
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

END OF REPORT Page 1 of 1

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Copy of Environmental Clearance



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: February 28, 2020

To,
M/s. Kakade Green Estate Pvt. Ltd. through Mr. Chandrakant Boda
at Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune

Subject: Environment Clearance for Proposed Commercial Development

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 100th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 189th meetings.


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

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

1.Name of Project	"Proposed Commercial Project" by M/s. Kakade Green Estate Pvt. Ltd. at Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune
2.Type of institution	Private
3.Name of Project Proponent	M/s. Kakade Green Estate Pvt. Ltd. through Mr. Chandrakant Boda
4.Name of Consultant	M/s. Ultra-Tech (Environmental Consultancy & Laboratory)
5.Type of project	Commercial Development
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Pune
9.Taluka	Haveli
10.Village	Kopre Gaothan, Hingane
Correspondence Name:	Mr. Chandrakant Boda
Room Number:	1205
Floor:	NA
Building Name:	Kakade capital
Road/Street Name:	Shirole road
Locality:	Shivajinagar
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	CC/1532/18 dated 18.08.2018 IOD/IOA/Concession/Plan Approval Number: CC/1532/18 Approved Built-up Area: 39499.35

**SEIAA Meeting No: 189 Meeting Date: February 18, 2020 (SEIAA-STATEMENT-0000001416)
SEIAA-MINUTES-0000003071
SEIAA-EC-0000002134**

Page 1 of 14


Shri. Anil Diggikar (Member Secretary SEIAA)

13.Note on the initiated work (If applicable)	Not applicable
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not applicable
15.Total Plot Area (sq. m.)	11269.53 m2
16.Deductions	3914.92 m2
17.Net Plot area	7354.60 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 22063.28
	Non FSI area (sq. m.): 23062.42
	Total BUA area (sq. m.): 45125.70
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 17020.95
	Approved Non FSI area (sq. m.): 22478.40
	Date of Approval: 18-08-2018
19.Total ground coverage (m2)	3375.72
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	29.95%
21.Estimated cost of the project	1000000000



Government of Maharashtra

22. Production Details

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

23. Total Water Requirement

Dry season:	Source of water	PMC
	Fresh water (CMD):	82
	Recycled water - Flushing (CMD):	102
	Recycled water - Gardening (CMD):	4
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	188
	Fire fighting - Underground water tank(CMD):	200
	Fire fighting - Overhead water tank(CMD):	20
	Excess treated water	64
Wet season:	Source of water	PMC
	Fresh water (CMD):	82
	Recycled water - Flushing (CMD):	102
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	184
	Fire fighting - Underground water tank(CMD):	200
	Fire fighting - Overhead water tank(CMD):	20
	Excess treated water	68
Details of Swimming pool (If any)	Not applicable	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Fresh water requirement	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		4 - 14 mt below ground level						
	Size and no of RWH tank(s) and Quantity:		1 RWH tank of 72 Cum						
	Location of the RWH tank(s):		Shown in plan						
	Quantity of recharge pits:		Not applicable						
	Size of recharge pits :		Not applicable						
	Budgetary allocation (Capital cost) :		10.08 Lakhs						
	Budgetary allocation (O & M cost) :		0.50 Lakhs per year						
Details of UGT tanks if any :		Domestic : 122 CuM Drinking : 0 CuM Fire : 200 CuM Flushing : 102 CuM							
26.Storm water drainage	Natural water drainage pattern:		South to North direction						
	Quantity of storm water:		0.1212 m3/sec						
	Size of SWD:		450 x 300 mm wide trench						
27.Sewage and Waste water	Sewage generation in KLD:		175 m3/day						
	STP technology:		MBBR						
	Capacity of STP (CMD):		1 Nos. - 195 m3/day						
	Location & area of the STP:		Locations are as per master layout ; Area - 103.5 sqm						
	Budgetary allocation (Capital cost):		49.50 Lakhs						
	Budgetary allocation (O & M cost):		11.42 Lakhs per year						

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Top soil - 6212.79 Cum & Excavated material - 93191.93 Cum.
	Disposal of the construction waste debris:	Top soil will be used for landscaping while excavated material will be used for back-filling.
Waste generation in the operation Phase:	Dry waste:	611 Kg/day
	Wet waste:	408 Kg/day
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	29 Kg/day
	Others if any:	E Waste - 4076 kg/year
Mode of Disposal of waste:	Dry waste:	Handed over to authorized recycler for further handling & disposal purpose
	Wet waste:	Through Mechanical Composter (Smart OWC)
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	Used as manure
	Others if any:	E-waste : Handed over to authorized recycler for further handling & disposal purpose
Area requirement:	Location(s):	Locations are as per master layout
	Area for the storage of waste & other material:	14 sqm
	Area for machinery:	45 sqm
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	14.75 Lakhs
	O & M cost:	3.13 Lakhs per year

Government of Maharashtra

29. Effluent Characteristics

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



**Government of
Maharashtra**

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
33.Source of Fuel		Not applicable					
34.Mode of Transportation of fuel to site		Not applicable					
35.Energy							
Power requirement:	Source of power supply :	MSEDCL					
	During Construction Phase: (Demand Load)	100 KW					
	DG set as Power back-up during construction phase	150 KVA					
	During Operation phase (Connected load):	3162 KW					
	During Operation phase (Demand load):	1715 KVA					
	Transformer:	3 Nos. x 630 KVA					
	DG set as Power back-up during operation phase:	1 No. x 400 KVA					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	Not applicable					
Energy saving by non-conventional method:							
i. Modern Energy efficient LED against Conventional CFL ii. Low Loss Transformer Against Conventional Transformer iii. Solar PV Cells iv. Automatic Timer logic controller for lighting v. Using VFD for Lift against conventional drive							
36.Detail calculations & % of saving:							

Serial Number	Energy Conservation Measures	Saving %
1	Modern Energy efficient LED against Conventional CFL	(88854.78 Kwh/annum) 28.79%
2	Low Loss Transformer Against Conventional Transformer	(3153.6 Kwh/annum) 8.57%
3	Solar PV Cells	(45536.44 Kwh/annum) 1.52%
4	Automatic Timer logic controller for lighting	(115994.34 Kwh/annum) 48.75%
5	Using VFD for Lift against conventional drive	(55480.00 Kwh/annum) 1.85%
6	Total	(309019 Kwh/annum) 10.28%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	65.32 Lakhs
	O & M cost:	8.24 Lakhs per year

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water for dust suppression. Air and Noise monitoring	0.32
2	Water Environment	Tanker water for construction. Water monitoring.	1.41
3	Land Environment	Site sanitation	0.74
4	Biological Environment	Gardening and excavation	2.04
5	Socio-economic Environment	Disinfection - pest control, first aid facilities, health check ups, Creches for children and personal protective equipment	1.66
6	Total	-	6.17

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	1 No. of 195 KLD	49.50	11.42
2	Rain Water Harvesting	1 RWH tank - 72 Cum	10.08	0.5
3	Storm Water Networking	Storm Water Networking for proper disposal of Storm Water	1.0	0.5
4	Solid Waste Management	1 no. of OWC	14.75	3.13
5	Gardening	Plantation of trees	6.96	2.04

6	Energy	Energy saving measures	65.32	8.24
7	Environmental Monitoring	-	As per MoEF guidelines	5.0
8	Total	-	147.61	30.83

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

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

40.Any Other Information

No Information Available



**Government of
Maharashtra**

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

3. The proposal has been considered by SEIAA in its 189th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to ensure that, there shall 6 air changers in normal condition and 12 air changers in case of fire for the basement ventilation. PP also to install CO monitoring.
II	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
III	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.
IV	SEIAA decided to grant EC for - FSI:17020.95 m2, Non-FSI: 22478.40 m2 and Total BUA:39499.35 m2 (Plan Approval no-CC/1532/18, Date-18.08.2018)

General Conditions:

I	E-waste shall bedisposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.

IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	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.
LI	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.

LII	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 ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	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.
LIV	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.



Government of Maharashtra

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

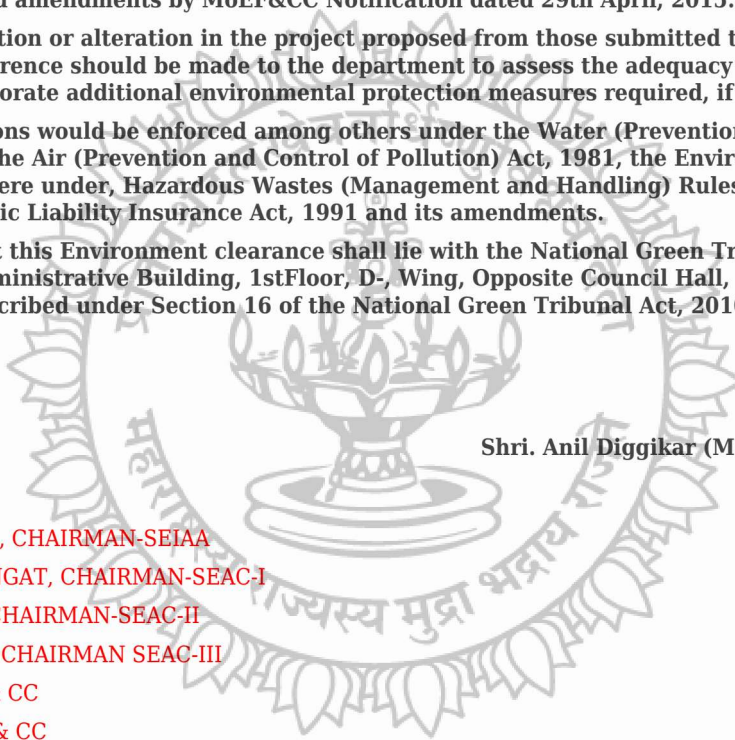
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

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

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



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

Consent Application

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/S.S.I

No:- Format1.0/JD (WPC)/UAN No.0000113399/CE/2204001889

Date: 28/04/2022

To,
M/s. Kakade Green Estate Pvt. Ltd.
"Proposed Commercial Project" at Plot
No.C, S.No.16, 18, 19, 51, 53 (PART),
Village - Kopre Gaothan, Hingane, Taluka -
Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for construction project under Red Category

Your application NO. MPCB-CONSENT-0000113399

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

- The consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier**
- The capital investment of the project is Rs.80.57 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for construction project named as "Proposed Commercial Project" by M/s. Kakade Green Estate Pvt. Ltd. at Plot No.C, S.No.16, 18, 19, 51, 53 (PART), Village - Kopre Gaothan, Hingane, Taluka - Haveli, Dist Pune on total plot area of 11269.53 SqM for Total BUA area 39499.35 SqM as per specific condition of EC granted dated 28.02.2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 28.02.2020	11269.53	39499.35

- 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	175	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-400 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry waste	611 Kg/Day	segregation	Handed over to authorized recycler for further handling & disposal purpose
2	Wet waste	408 Kg/Day	OWC with composting/Biogas digester with composting	As Manure
3	STP Sludge (Dry sludge):	29 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 Authoried Reprocessor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	4076.00	Kg/Annum	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 submit bank Guarantee of Rs 8.057 Lakhs (0.1 % of Capital Investment). The same shall be forfeited as PP has started the construction work without obtaining consent to establish of the Board, thus violated the environmental enactments
17. The Project proponent shall submit Board Resolution in prescribed format within 15 days as PP has started the construction work without obtaining consent to establish of the Board, thus violated the environmental enactment. PP shall submit Bank guarantee of Rs 2.0 lakhs towards submission of Board Resolution.

18. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-000002134 dtd 28.02.2020 for construction project having total plot area of 11269.53 Sqm and total construction BUA of 39499.35 Sqm as per specific condition of EC.
19. 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
2022-04-28 12:41:56 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-5934	07/09/2021	NEFT

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain and forfeit the bank guarantee of Rs 8.057 Lakhs from the Project Proponent
- 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 STP of 195 CMD capacity with MBBR Technology.
- 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	184.00
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 sets-400 kVa	Acoustic Enclosure	5.00	HSD 86.9 Ltr/Hr	1	SO ₂	1.73 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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	C to E	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & EC Conditions	upto commissioning of the project	upto commissioning of the project
2	C to E	Rs 2.0 lakhs	15 Days	Towards submission of Board Resolution	upto commissioning of the project	upto commissioning of the project
3	C to E	Rs 8.057 Lakhs	15 Days	Towards Compliance of Consent Conditions	upto commissioning of the project	upto commissioning of the project

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

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	C to E	Rs 8.057 Lakhs	15 Days	Towards compliance of Consent Condiitons	Rs 8.057 Lakhs	Violation of Consent Condiitions

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 9 Conditions for D.G. Set
- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Commencement Certificates



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) कमेन्समेन्ट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट चे कलम २३ व ५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : KVN/0025/17

Proposal Type : Resi+Comm

Case Type : Revised

Project Type : Layout of Building +
Proposed Building

क्रमांक : CC/1170/20

दिनांक : 17/11/2020



श्री / श्रीमती KAKADE GREEN ESTATES Private Limited द्वारा अर्जदारी / ला. स. श्री SAMEER MURARI VALIMBE यांस राहणार पुणे, पेठ 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 सीमेतील पेठ KARVE NAGAR घरांक सर्वे न 16,18,19,51,53,Part सी. सं. न. _____ हिस्सा नं _____ फायनल प्लॉट क्र _____ प्लॉट क्र ३ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 29/02/2020 रोजी प्रस्ताव दाखल केला आहे.

--: अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरसाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षांची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचा अविभाज्य भाग समजणेत येईल.)
- 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 करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - 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.
 - 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.
 - 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.
 - 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.
- सदर संमतीपत्रावरील/लागत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.
- काम सुरु करणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

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

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर 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.

विशेष अटी:-

१. हायराइज इमारती संदर्भातील वि.नि.नि.नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अग्निशामन व्यवस्था, विशेष वर्गवारीमधील स्ट्रक्चरल इंजिनियर याची नेमणूक, सर्व्हिस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील
३. हायराइज इमारतीचे सर्व्हिस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहिल.
४. इमारतीतील उद्वाहनाचे (लिफ्टचे)दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंवर्धनाकरिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी फ्लश यंत्रणा, नियंत्रित दाब यंत्रणा
६. सोलर सिस्टिमची यंत्रणा बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकासकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खाल्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ विल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षांच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित/स्वतंत्र असा ७/१२ उतारा व मोजणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
४. ओला व मुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/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.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुर्ध्वनी / भ्रमण दुर्ध्वनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
८. रस्तारुंदीचे अतिरिक्त चर्टई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याघेण्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यापत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटराईज्ड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारीत नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटराईज्ड हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समार्क वापराचे रस्ता/बोळ/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशामध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. संरक्षक भिंतीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. रुंदीचे व्हिजीटर्स पार्किंगची रस्ता / फुटपाथ वरून अॅक्सेस् व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्ट रस्तारुंदी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व नंतर

१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मारिजिनल अंतरात व टेरेसवरील शेड, पार्टीशन वॉल करून अगर ग्रील लावून
१८. प्रकल्पाच्या सिमाभिंतीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहातील.
१९. प्रकल्पामधील सर्व वापराच्या इमारतींमध्ये युरिनल व डब्ल्यूसी करिता ३ लि.(हाफफ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॉप इ. नळ) ६लि.(फुल फ्लॉश) असे प्रकारचे फ्लॉश असे प्रकारचे फ्लश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबांचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वहना पारदर्शक अशा आगरोधक काचेच्या पट्ट्या वापरलेला पारदर्शक दरवाजा व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.

-: अटी:-

१. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी प्लॉट आवारात गांडूळ खत निर्मितीसाठी व्यवस्था करणार.
२. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटापत्र मागणेपूर्वी अग्निशामक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरूस्ती करून यंत्रणा नियमित ठेवणार.
३. आवश्यकतेप्रमाणे लिफ्ट (उदवाहन)परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
४. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावना मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदुषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
५. इतर महत्वाचे अटी :

भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्टॅबिलिटी सर्टिफिकेट) दाखल करणार.

७. भूमि. भोगवटापत्रासाठी रू. २२०/- चे रटॅम्प पेपरवर इंडेन्मिटी बॉन्ड दाखल करणे आवश्यक आहे.

८. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व हक्काचा रकम पूर्णपणे भरणार.

९. भोगवटापत्राच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी व बांधकामाची गरज नाही.

१०. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.

११. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मार्गाने पाडून त्यानंतरच नवीन कामास सुरुवात करणार.

१२. बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.

१३. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.

१४. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.

१५. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.

१६. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भिंतीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.

१७. सोबतच्या नकाशावर मागे लिहिलेल्या/चिटकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.

१८. भूमिप्रापण कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्तारूंदी प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)

१९. जोत्यापर्यंत काम आल्यावर सेट-बॅक, मारिजिनल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त

झाल्याशिवाय जोत्यावरील काम सुरू करू नये.

२०. सोबतच्या नवीन/दुरूस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

२१. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.

२२. संबंधीत सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

Sd/-
Vithal Maley
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Gajanan Borane



Jayant Nazare
प्र Signature
बांधकाम विकास विभाग
पुणे महानगरपालिका
Date: 17-11-2020 04:36:20
Reason: PUNE MUNICIPAL CORPORATION
Location: PUNE





शहर अभियंता कार्यालय
बांधकाम विकास विभाग, झोन क्र.३
पुणे महानगरपालिका
जा.क्र. : १११/२०२०
दिनांक : ११/१२/२०२०

नियोजित विकसन दाखला (IOD)

प्रति,

१) अर्जदार :- / कुलमुखत्यारधारक-काकडे ग्रीन इस्टेट प्रा.लि. तर्फे
डायरेक्टर श्री. चंद्रकांत बोडा
काकडे कॅपिटल १२०५, शिरोळे रोड, शिवाजीनगर, पुणे-०५

२) ला.आर्कि. मनोज तातुसकर
१२२१,बी/१, सॅयुलर परांजपे रोड, भावे एक्सप्रेस क्लिनिक,
एफ.सी. रोड, पुणे-०५

यांस.....

विषय :-पुणे पेठ कर्वेनगर स.नं. १६,१८,१९,५१,५३पार्ट, प्लॉट नं. सी, मधील भूखंडावरील
पर्यावरण मंजूरीकामी सुधारित बांधकाम व्याप्तीबाबत दाखला देणेबाबत.

संदर्भ :- १) मा. महापालिका आयुक्त यांचेकडील कार्यालयीन परिपत्रक जा. क्र.मआ/शअजा/ज/
४७८७, दि.१५/०६/२०२२.

२) मिळकतीचे मालक/कुलमुखत्यारधारक-काकडे ग्रीन इस्टेट प्रा.लि. तर्फे डायरेक्टर
श्री. चंद्रकांत बोडा यांचेमार्फत ला. आर्कि. मनोज तातुसकर यांचा दाखल अर्ज
आ.क्र. केव्हीएन/००२५/१७, दि. २२/१२/२०२३

पुणे महानगरपालिका यांचेकडून पुणे महानगरपालिका हद्दीतील पुणे पेठ कर्वेनगर
स.नं. १६,१८,१९,५१,५३पार्ट, प्लॉट नं. सी, मधील भूखंड व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम
१९६६ व त्याअंतर्गत युडीसीपीआर-२०२० अन्वये मंजूर झालेल्या नियमाप्रमाणे संदर्भ क्र. २ नुसार निश्चित
केलेल्या कार्यप्रणालीप्रमाणे नियोजित विकसनासाठी दाखल प्रस्तावास अनुसरून कमीत कमी भूखंड क्षेत्र
११२६९.५३ चौ. मी. व एकूण बांधकाम क्षेत्र ५५४२४.६३ चौ.मी. (एफ.एस.आय. एरिया २९४३६.००
चौ.मी. + नॉन एफ.एस.आय. २५९८५.६३ चौ.मी.) एकूण एफ.एस.आय. + नॉन एफ.एस.आय. =
५५४२४.६३ चौ.मी.) साठी नियोजित विकसन नाहरकत दाखला देणेत येत आहे.

कळावे.

अटी :-

- १) सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (मा. SEACSV SEIAA पर्यावरण व वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.
- २) सदरचा सोबत जोडलेला दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसून अर्जदाराने त्यासाठी स्वतंत्रपणे पुणे महानगरपालिकेची परवानगी घेणे बंधनकारक राहिल.
- ३) अर्जदाराने जिल्हा अधिक्षक, भुमी अभिलेख, पुणे यांचेकडील मोजणीनुसार भूखंडाच्या हद्दी कायम करणे आवश्यक राहिल.

- ४) सोबतचा नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा अभिभाज्य भाग आहे.
- ५) सदरचा नियोजित विकसन दाखला हा निर्गमित दिनांकापासून एक वर्षापर्यंतच वैध राहिल.
- ६) सदर प्रस्तावाकरीता एसटीपीसाठी महाराष्ट्र प्रदुषण महामंडळाचे " कन्सेन्ट टू इस्ट्याब्लीश " तसेच "कन्सेन्ट टू ऑपरेट "प्रमाणपत्र घेणे बंधनकारक राहिल.
- ७) सदर प्रस्तावात कुठलेही प्रकारचा एफएसआय वाढ झाल्यास " सुधारीत पर्यावरण ना हरकत दाखला " घेणे बंधनकारक राहिल.



(बिपिन शिंदे)

कार्यकारी अभियंता

बांधकाम विकास विभाग झोन क्र.६

पुणे महानगरपालिका

No Objection Certificates

कार्यकारी अभियंता क्र.२ कार्यालय
एस.एन.डी.टी. पाणी पुरवठा विभाग
पुणे महानगरपालिका
जावक क्र. 201e
दिनांक: 01/01/2016

प्रति,
काकडे ग्रीन इस्टेट, प्रा.लि.
स.नं १६,१८,१९,५१,५३, पार्ट,
कोपरे गावठाण हिंगणे कर्वेनगर,
पुणे

यांजकडेस

विषय:- स.नं १६,१८,१९,५१,५३, पार्ट,कोपरे गावठाण हिंगणे कर्वेनगर, पुणे,येथिल नियोजित व्यापारी प्रकल्पाचे पर्यावरण ना हरकतपत्रासाठी पाणीपुरवठा विभागाचा अभिप्राय देणेबाबत
संदर्भ:- १) काकडे ग्रीन इस्टेट, प्रा.लि.यांचा आ.क्र.२०४९ दि.३/१०/२०१८ अन्वये अर्ज
२) मा.कार्यकारी अभियंता यांची दि. /१०/२०१८ अन्वये ना-हरकत प्रस्ताव मान्यता

संदर्भाकित पत्रान्वये नियोजित व्यापारी प्रकल्पास पर्यावरण ना- हरकत प्रमाणपत्र मिळणेसाठी पाणीपुरवठा विभागाचे ना-हरकत दाखल्याची मागणी आपण केली आहे.

प्रस्तुत मिळकतीमध्ये एकूण १७०२०.९५ चौ.मी.चे क्षेत्र व्यापारी बांधकामाकरीता असल्याचे आर्किटेक श्री.समिर वाळिंबे यांच्या सादर केलेल्या प्रकरणांच्या आधारे दिसून येत आहे.


आता संदर्भाकित अर्जान्वये आपण सादर व्यापारी प्रकल्पा अंतर्गत एकूण १७०२०.९५ चौ.मी.चे क्षेत्र व्यापारी बांधकामाचे नियोजन केले असून पर्यावरण ना-हरकतपत्रासाठी पाणीपुरवठा विभागाचा अभिप्राय मिळणेबाबत विनंती केली आहे.प्रस्तावित बांधकाम प्रकल्पामध्ये व्यापारी वापरासाठी आपण ८२,००० लिटर क्षमचेच्या टाक्याचे नियोजन केले असून एवढा पाणीपुरवठा होणेबाबत विनंती केली आहे.

सादर परीसरामध्ये सद्यस्थितीत अपुरा पाणीपुरवठा असल्यामुळे आपण केलेल्या मागणीनुसार पाणीपुरवठा करणे शक्य नाही.तथापी पिण्यासाठी सुमारे ३०,००० लिटर पाणी देणे शक्य आहे.उर्वरित पाण्याची उपलब्धता/नियोजन आपणामार्फत करण्यात यावे.

त्यानुसार वरील बाबीच्या व संदर्भ क्र.२ चे मान्यतेच्या अनुषंगाने खालील १ ते १३ अटीचे अधिन राहून पाणीपुरवठा विभागाचे ना-हरकत दाखला देणेत येत आहे.


१. विषयांकित मिळकतीवरील व्यापारी भोगवटापत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या व्यापारी मिळकतीचे प्रमाणात पाणीपुरवठा करणेकरीता नळजोड प्रस्ताव सादर करणार.
२. विकसकाने स्व-खर्चाने म.न.पा.चे.सुचनेनुसार जलवाहिनी विकसित करणार .
३. एस.टी.पी.बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्या द्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशिल देणार.
४. जागेवर बांधकाम करणेपुर्वी मिळकतीतील म.न.पा.च्या नळजोडावरील थक्बाकी भरून सादर नळजोड बंद करणार.
५. इमारतीचे पिण्याचे पाणी,वापराचे पाणी व फ्लशिंगचे पाणी इ.कारणासाठी प्रत्येक व्यापारी गाळ्यासाठी स्वतंत्र व्यवस्था करणार.
६. इमारतीअंतर्गत पाणीवितरणासाठी प्रत्येक सदनिकेकरीता स्वतंत्र वॉटर मिटर बसविणार व इमारती अंतर्गत पाण्याच्या संगणक प्रणाली तयार करून संबंधित सोसायटी/अपार्टमेंट यांना देणार.
७. सादर प्रकल्पाकरीता पाण्याचे उपलब्धतेनुसार होणारा पाणीपुरवठा वगळता जादा पाण्याची व्यवस्था विकसक स्वतः करणार.
८. अंतर्गत वापरण्यात येणाऱ्या फिटींग्ज डिस्चार्ज ५ लिटर प्रति मिनिटापेक्षा कमी ठेवणार.
९. सर्व कामे सक्षम कन्स्ट्रॅट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पुर्ण करणार.
- १०.व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार.

११. तत्कालीन पाण्याच्या परीस्थितीनुसार मनपाकडील नियमानुसार व धोरणानुसार या पुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
१२. भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिकांच्या प्रमाणात त्यावेळेच्या प्राप्त धोरणानुसार पाणीपुरवठा उपलब्ध केला जाईल.
१३. मंजुर ले आऊट/ बांधकाम परवानगीचे संमतीपत्र पाणीपुरवठा खात्यास सादर करावा.
१४. सदरचे ना हरकत पत्र, दाखल मान्य ले आऊट मधील प्रस्तावित क्षेत्र १७,०२०.९५ चौ.मी.साठी देण्यात येत आहे.
कळावे.


३.१०.१४

उप अभियंता

एस.एन.डी.टी. पाणी पुरवठा विभाग

 पुणे महानगरपालिका

कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका
जावक क्र.: - १२६९
दिनांक :- ०९/०९/२०१९

प्रति,
मे. काकडे ग्रीन इस्टेट प्रा.लि. तर्फे
डायरेक्टर चंद्रकांत बोडा
काकडे कापीटल, १२०५, शिरोळे रोड,
जे.एम. रोड
शिवाजीनगर, पुणे - ४११ ००४

यांजकडेस...

विषय : पुणे पेठ महर्षि कर्वेनगर हिंगणे बुद्रुक स.नं.१६, १८, १९, ५१ व ५३ पार्ट प्लॉट सी, कोपरे गांवठाण, या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेबाबत.

संदर्भ : आपले पत्र आ.क्र. ९५९ दि. ०५/०९/२०१९

महाशय,

आपण आपले बांधकामाचे नकाशे व अर्ज दाखल केल्यावरून कळविण्यात येते की, आपण पुणे पेठ महर्षि कर्वेनगर हिंगणे बुद्रुक स.नं.१६, १८, १९, ५१ व ५३ पार्ट प्लॉट सी, कोपरे गांवठाण, या मिळकतीसाठी ड्रेनेज डेव्हलपमेंट चार्जेस महानगरपालिका नियमानुसार ठरविणेत येतील त्याप्रमाणे भरणेचे मान्य केले आहे. तसेच सदर प्रस्तावात खालील बाबी प्रस्तावीत केलेल्या आहेत. (१११३५.७२ चौ.मी. बांधकाम क्षेत्रासाठी)

- १ मिळकतीचे क्षेत्रफळ - ११२६९.५९ चौ.मी.
- २ बिलटप ऐरिया (एफ.एस्.आय + नॉन - १७०२०.९५ चौ.मी. + २२४७८.४० चौ.मी. =
एफ.एस्.आय) ३९४९९.३५ चौ.मी.
- ३ इमारतीची संख्या आणि उंची - इमारती १
(उंची - २३.०० मी.)
- ४ निवासी सदनिका संख्या - १८४
- ५ व्यापारी गाळे - दुकाने - ७३, कार्यालय - ९९
- ६ मान्य नकाशा प्रत - आहे.
- ७ जा.क्र.CC/१५३२/१८ दि.१८/०८/२०१९ - आहे.
- ८ आवश्यक पाणी पुरवठा - ८२.०० KLD
- ९ तयार होणारे मैलापाणी - १७५.०० KLD
- १० सिवरेज टिटमेंट प्लॅटची आवश्यक क्षमता - १७५.०० KLD
- ११ सिवरेज टिटमेंट प्लॅटची प्रस्तावित क्षमता - १७५.०० KLD
- १२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल - प्रस्तावित केलेला आहे.
- १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला - नियोजित नकाशात दर्शविला आहे.
आहे का? असल्यास मोजमापे
- १४ पाण्याचा पुर्णवापर करण्याच्या उपाययोजना - गार्डन, फ्लशिंग व इत्यादी
- १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने - अदयाप जागेवर काम सुरु नाही. सदरचा पर्यावरण
केलेल्या उपाय योजना दाखला मिळणेसाठी ना हरकत पत्र आवश्यक आहे.
- १६ विकसनकर्ता यांचे र.रु.१००/- स्टॅम्प पेपरवर - आहे.
हमीपत्र


वरील प्रमाणे संदर्भांकित प्रस्ताव दाखल केलेला आहे. त्या अनुषंगाने मलनिःसारण विभागामार्फत खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला देण्यात येत आहे.


- १) सदर इमारतीचे बेसमेंटचे कनेक्शन म.न.पा मलनिःसारण नलिकेस जोडू नये.
- २) पावसाळ्यातील पाण्याची बोअरवेल घेऊन पाणी जिरवण्याची व्यवस्था स्वतंत्रपणे करणेत यावी.
- ३) सदर प्रकल्पासाठी (१७५ KLD) घमी प्रतिदिन भ्रमतेचा मैलाशुध्दीकरण केंद्र बांधण्यात यावे.
- ४) मैलाशुध्दीकरण प्रकल्पातील प्रक्रिया केलेले पाणी Gardening Flushing साठी वापरण्यात यावे. सदर पाण्याचा वापर पिण्यासाठी करू नये तसेच प्रक्रियायुक्त पाण्याचा पुर्नवापर करून उर्वरित पाणी (over flows) म.न.पा च्या परवानगीशिवाय जोडण्यात येऊ नये, अथवा नाले/पावसाळी लाईन यामध्ये सोडण्यात येऊ नये.
- ५) प्रस्तुत प्रकल्पासाठी वरील संदर्भात नमूद केलेल्या ईसी व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी व सदर मधील क्षमतासह इतर सर्व अटी बंधनकारक राहतील.
- ६) पुणे महानगरपालिका आरोग्य उप विधी मधील तरतुदी बंधनकारक राहतील.
- ७) मंजूर नकाशाची प्रत खात्याकडे सादर करणार या अटीवर.


विशेष अट :- १) प्रक्रिया केलेले सांडपाण्याचा पुर्न वापर इमारतीच्या अंतर्गत टॉयलेट फ्लशिंग गार्डनिंग इ. करावा.

विषयांकित मिळकतीमधील अस्तित्वातील मलवाहिनी जोडाकरीता भविष्यात प्रस्ताव दाखल केल्यानंतर त्या परिसरातील अस्तित्वातील म.न.पा च्या मलवाहिनीस जोडणेस स्वतंत्रपणे मंजूरी घेणे आवश्यक आहे.

तरी सदरचे नाहरकत प्रमाणपत्र पर्यावरण दाखल्यासाठी देणेत येत आहे.


उप अभियंता
मलनिःसारण देखभाल व दुरुस्ती
पुणे महानगरपालिका


उप अभियंता
मलनिःसारण देखभाल व दुरुस्ती
पुणे महानगरपालिका


प्रकार्यकारी अभियंता
मलनिःसारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

Date: 29th Sept 2021

To,
Kakade Green Estate Pvt. Ltd.
Kakade Capital, 1205, Shirole Road, J M Road, Shivajinagar, Pune Maharashtra 411005

Sub: - Facilitating Solid Waste Management at your Commercial/Residential "**Le Skylark**" Plot 'C' S. No. 16, 18, 19, 51, 53 (Part) Karvenagar Hingane, Tal. - Haveli, Dist. - Pune, State - Maharashtra

Dear Sir,

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



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

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: **385Kg/Day, E Waste—2485Kg/Year**) from your registered project "**Le Skylark**" situated at, Plot 'C' S. No. 16, 18, 19, 51, 53 (Part) Karvenagar Hingane, Tal. - Haveli, Dist. - Pune, State - Maharashtra through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 375Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For **SWaCH Pune Seva Sahakari Sanstha Ltd**

Authorized Signatory

29th Sept 2021



महाराष्ट्र MAHARASHTRA

2021

BE 953337

अनु. क्र. 9938 दि. 24 SEP 2021 मु. शु. क्रम. 24
दस्तावाचा प्रकार करारनामा / Agreement
दस्त नोंदणी करणार आहेत का ? होय / नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव Estates
पत्ता Kakate Green Pkt Ltd
दुसऱ्या पक्षकाराचे नांव Shelale Nagar
हरले व्यक्तीचे नांव व पत्ता Ashik Chavali
मजोज एल. प्रशाठे
परवाना क्र. 2209082
बी. टी. काडे रोड, चोरबडी, पुणे - 411
या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे



AGREEMENT

This Agreement ("Agreement") is entered into as on 24/09/ 2021



Between

M/s. Kakade Green Estate Pvt. Ltd. through Mr. Chandrakant Boda, a registered Partnership Firm having its registered office at Kakade Capital, 1205, Shirole Road, J M Road, Shivajinagar, Pune Maharashtra 411005, (herein after referred to as the “Developer”) **Party No.1**

AND

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

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of “Le Skylark” situated at Plot 'C' S. No. 16, 18, 19, 51, 53(Part), Village - Karvenagar Hingane, Taluka - Haveli, District - Pune, (herein after referred to as the “said Site”).

AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, (“the said Wastes”) resulting from the said Site on timely basis;

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

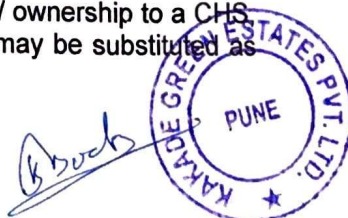
AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which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

NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 385 Kg/Day, E waste – 2485 kg/Yr) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as



Chandrakant Boda



K Boda

party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.

4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

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

M/s. Kakade Green Estate Pvt.

Through Mr. Chandrakant Boda



Chandrakant Boda
(Developer)

SWaCH Cooperative,

Through *Shakuntala Kokate*



(Party No. 2)



Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/ 580
Date : 5/5/18

(KVN / 0025 / 2017)

To,
Sameer Valimbe Architects,
Erandwane, Pune.

Sub :- Provisional Fire NOC for proposed commercial building at Plot C, S.NO. 16, 18, 19, 51, 53(Part), Kopre Gaothan, Hingane, Pune.

Ref :- Your Office letter Dt. 04.05.2018.

As per your request, visited the proposed site along with Mr. Chandrakant Boda on Dt.04.05.2018 and discussed with him regarding the fire protection system to be installed in the proposed building.

1. It is open plot.
2. Motorable road is shown on the plan submitted to this office.
3. Three staircases will be provided for the building as per plan submitted to this office.
4. Six lifts will be provided for the building as per plans submitted to this office.
5. Building will be use for commercial (shops on lower & upper ground floor, offices on 1st & 2nd floor, offices on 3rd to 6th floor) purpose only.
6. Parking will be provided at basement 1 to 4 & lower ground floor as per plans submitted to this office.
7. Height of the proposed building will be 31.00 Mtrs. Only.
8. Fire premium is paid by challan No. CE/BP/2931/18, Dt.05.04.2018, Rs.11,02,900/-⁹
9. Fire service fee & annual fee are paid by challan No. CE/BP/2931/18, Dt.05.04.2018, Rs.2,22,850/-
10. Total plot area is 11269.53 Sq. Mtrs. and total built-up area will be 22058.00 Sq.Mtrs.

Considering the above, this office has No objection to construct the building as proposed subject to the compliance of following fire prevention & fire protection systems in the building.

- 1 The plans of the proposed buildings should be got approved by the competent authority.
- 2 The building completion certificate & drainage completion certificate should be obtained from the competent authority.
- 3 Proper roads in the premises should be provided for easy mobility of the Fire Brigade Appliance & marginal spaces should be kept free from obstructions all the time. If ramps provided in open marginal spaces, it should not affect the easy mobility of Fire Engines around the building.
- 4 The internal roads and podium shall be able to withstand the load of minimum 45 Tons.
- 5 All fire fighting equipments installed at various locations as per local hazard such as Hydrant valves, Hose Reel, Co2-ABC, Foam, and Fire buckets etc. must be strictly confirming to relevant I.S. specification.
- 6 All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
- 7 Emergency Telephone numbers like "Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons of the building " should be displayed in security cabin & at each passage of the each building.
- 8 It shall be ensured that security staff of the building are trained in handling fire fighting equipments & fire fighting.
- 9 The Fire drill & Evacuation drill (Mock Drill) should be planed & conducted after every six months and the instruction should be given to the entire staff minimum four times in a year.
- 10 Cautionary boards such as "DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "EXTINGUISHER", "HYDRANT", MANUAL CALL POINT" etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in darkness.
- 11 Interconnectivity between fire water tank & Domestic water tank with isolated valve should be provided so that during emergency the stored water in domestic water tank can be utilized for fire fighting.
- 12 The number of lifts in one lift bank shall not exceed four. Lift car doors shall have fire resistance of not less than one hour. Minimum one passenger lift shall be "Fire Lift" & the construction, Installation shall be as per relevant standards.

- 13 Fire Escape Staircase shall be directly connected to the ground Fire escape constructed of M.S. angles is not permitted. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
- 14 Staircase shall always be kept in sound operable condition. Emergency lighting arrangements shall be provided in fire escape.
- 15 Emergency lights shall be provided in all the staircases & corridors, Passageways, Gangways etc.
- 16 Transformer should not be installed in the basement or any upper floors. It should be out side of the building. Installation should be done in accordance with the relevant norms.
17. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
18. Non- smoking cables should be used for all installations.
19. All the fire fighting systems drawing / layout should be approved from the Chief Fire Officer, PMC, before starting any work.
20. Refuge area should be provided for the buildings at immediate floor after 24 Mtrs. height. The location should be to the satisfaction of Chief Fire Officer, Pune Municipal Corporation. If the refuge area is in flat, it should be properly marked as "REFUGE AREA" & easily visible from ground level.
21. Ramps should not be provided in open marginal spaces, the provision of Ramp should be done in such a way that, clear open spaces should be provided for easy & unobstructed mobility of fire engines around the building.
22. Proper mechanical ventilation or smoke extraction system which will be suitable should be provided.
23. In future, if the structure / height of the building will be changed / increased more than mentioned structure / height in this NOC, all the conditions from D.C.Rules of PMC & NBC 2016 will be applicable as it is for the future proposed height. This office will not given any type of concession in the conditions for the future structure / height of the said building.
24. In case of emergency, the alternate power supply should be provided for the Fire Pumps, Fire Lifts etc. The Certificate from electric engineer regarding this, should be provided at the time of Final NOC.

Requirement and Provision :- The following fire protection system should be required for the safety of the building.

Sr. No.	Protection	Requirements	Provision	Remark
01	Fire Extinguishers for A.B.C. class of fires	Required	As per IS 2190	At strategic Location
02	Hose Reel Hose with jet & spray multipurpose nozzle	Required in the staircases	Rubber hose preferably yellow fluorescent, 19 mm ID ISI marked, not less than 20.00 Mtrs.	
03	Court Yard hydrant of Ring Hydrant System around Building	Required for the building	Confirming to IS:3844:1989, IS:13039:1991	Spacing not more than 30.00 Mtrs.
04	Wet Riser cum down comer	Required in the staircases	"C" class ISI marked - 6" dia. Pipeline of Zenith / Jindal / TATA / Surya / APL Apollo / Siddhartha / Bhushan make.	
05	Automatic Sprinkler System	Required at basements & all floors including corridors, lobbies & passages of the building. Confirming to IS:15105:2002		Distance should be maintain 3x4 Mtrs. between sprinklers.
06	Manually Operated Fire Alarm System.	Required at all floors at prominent places with talk back facility		On each floor near each staircase
07	Automatic addressable Detection & Alarm System along with control panel.	Required at all floors including corridors, lobbies & passages of the building	Confirming to IS:2189:1999 & IS:11360:1985 & 2175:1988	Addressable Fire alarm & detection system recommend
08	Underground Static Storage tank	Required 2,00,000 ltrs. should be provided (required as per NBC 2016)		
09	Terrace Tank	Required 20,000 ltrs.	Above staircase on terrace floor for independent water supply to wet riser cum down comer.	

10	Fire Dampers in AC Ducts	Required	IS:655:1963 specifications for metal air ducts (Revised)	
11	Fire Lift	Required	Provided as per the guidelines of NBC 2016 & D.C.Rules 2017.	
12	1.Fire Brigade Connection For Static Water Tank 2.Hydrant Sprinkler Riser System 3.External hydrant ring main		4 way. 3 way. 4 way.	Near the entry point of the building.
13	Fire pumps main Pumps on Underground water tank Booster Pumps On terrace level with stand by pump.	2 Nos.2850 lpm Electrical driven 1 No. 2850 lpm Diesel driven 1 No.180 lpm jockey pump electrical driven 1 No. 900 lpm electrical driven (pumping arrangement should be made as per the guidelines of NBC 2016.)		Positive fire pump suction preferred Pumps of Kirloskar / Crompton / Mather & Platt makes
14	Safety signs & Exit Signs	Florescent type	IS:12349:1988 & IS12407:1988	On all strategic locations
15	Fire Doors	Required at each floor to the staircase and front door of each shop & office	2 hrs. Fire resistive types with panic bar from both the sides (Tested by Roorki or A.R.A.I.only) Confirming to IS: 3614 (Part-1)1966	
16	Pressurization of fire/ escape staircases/ Fire lift	Required		
17	Emergency Lights	Required		
18	PA System with talk Back Facility	Required		
19	De watering system	Required at basements of the building with separate de watering pump.		
20	Auto D.G. Backup	Required for all fire fighting systems & fire lift of each building		
21	Fire Resistance rating for Glass used for facade	Required if glass facade will be provided		
22.	Pressurization System	Required for fire staircase & fire lift with proper mechanism		

ELECTRICAL SERVICES :-

1. Non-smoking cables should be used for installations. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
2. Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.
3. Medium & low voltage wiring running in shaft and within falls ceiling shall run in metal conduit.
4. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
5. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. The doors provided for the service room shall have fire resistance of not less than two hours.

Staircase and Corridor Lightings :-

- a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate source of supply.
- c) Emergency lights shall be provided in the each staircase / corridor.
- d) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.

- e) The fire escape staircase shall be provided with mechanical Pressurization devices, which will inject the air in to staircase, lobbies or corridors to raise their pressure slightly above the pressure in adjacent parts of the building so the entry of toxic gases or smoke in to the escape routes is prevented. The pressure difference for staircases shall be as under.

Building Height	Pressure Difference	
	15 Mtrs. or above	Reduced Operation (Stage 1 of a 2 Stage System)
	15 Pa	50 Pa

Illumination of Means of Exit : Staircase and corridor lights shall conform to the following.

- The staircase and corridor lighting shall be on separate circuit and shall be Independently connected so that it could be operated by one switch Installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points. if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crises.
- Staircase and corridor lighting shall may be connected to alternative supply The alternative source of supply may be provided by battery continuously trickle charges from the electrical mains: and
- Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installing in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the sand by supply.

FIRE ESCAPE: (ENCLOSED TYPE) SHALL COMPLY THE FOLLOWING: -

- Travel Distance should be maintained as per the guidelines given in National Building Code 2016 & D.C. Rules of PMC. Exits and staircase guidelines should be followed as per PMC's DC Rules and National Building Code-2016.
- Fire escape staircase constructed of M.S. angels is not permitted.
- Opening of the Fire Escape Staircase should be from outside.
- Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition.
- Exits door shall open outwards, that is away from the room, but shall not obstruct the travel along any exit.
- Fire Escape Staircase shall be directly connected to the ground.
- Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
- Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.
- The route to the external staircase shall be free of obstructions at all times.
- The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
- No Staircase, used as a fire escape, shall be inclined at an angel greater than 45° from the horizontal.
- The width of the staircase should be maintained as per NBC 2016. The other detailed provision for exits in accordance with National building code - 2016.
- Fire Staircase shall have straight flight not less than 125 c.m. wide with 20 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.
- Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.

Staircase Enclosures:-

- The external enclosing walls of the staircase shall be of the brick or the RCC construction having the fire resistance of not less than two hours. All enclosed staircase shall have access through self closing door of one hour fire resistance. These shall be single swing doors opening in the direction of escape. The door shall be fitted with the check action door closers.
- The staircase enclosure on the external wall of the building shall be ventilated to the atmosphere at each landing.
- The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/ sprinkler system and be provided with manual operation facilities.

4. Permanent vent at the top equal to the 5% of the cross section area of the enclosure and openable sashes at each floor level with area equal to 1 to 15% of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 meter above the surrounding roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing a positive pressure of 5 mm w.g. by an electrically operated blower/blower shall be maintained.

FIRE LIFT :

1. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 Sq. Mtrs. of floor area shall be provided and shall be available for the exclusive use of the fireman in an emergency.
2. The lift shall have a floor area of not less than 1.4 Sq. Mtrs. It shall have loading capacity of not less than 545 Kg. (8 persons) with automatic closing doors of minimum 0.8 Mtrs. width.
3. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a safe route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volt supply.
4. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily open able.
5. In case normal electric supply fails, it shall automatically trip over to alternate supply. Alternatively, the lift shall be so wired that in case of power failure it will come down to the ground level and stand still with door open.
6. The operation of a fire lift is by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on landing call points should become inoperative and the lift will be on car control only or on a priority device. When the switch is off, the lift will return to normal working.
7. The words "Fire Lift" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level. The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 Min.
8. The speed of the fire lift shall be such that it can reach topmost floor from ground level in 1 Minute.

LIFT ENCLOSURES:-

1. The walls enclosing lift shafts shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 18 c.m. (0.2 sq.m.) in clear area.
3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room.
4. Landing doors in lift enclosures shall open in the ventilated corridor/ lobby & shall have fire resistance of not less than one hour.
5. The number of lifts in one lift bank shall **not exceed four**. Lift car doors shall have fire resistance of not less than one hour. A wall of two hours fire rating shall separate individual shafts in a bank. Minimum one lift in every lift bank must be a "**Fire Lift**"
6. For the building 15 meters and above in height, collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least one hour.
7. If the lift shaft and lobby is in the core of the building a positive pressure between 25 and 30 pa shall be maintained in the lobby and a possible pressure of 50 pa shall be maintained in the lift shaft. The mechanism for the pressurization shall act automatically with the fire alarm /sprinkler system and it shall be possible to operate this mechanically also.
8. Exit from the lift lobby, if located in the core of the building shall be through a self closing fire smoke check door of one hour fire resistance.
9. Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall be pressurized as mention above with self closing doors.
10. The lift machine room shall be separate and no other machinery shall be installed therein.
11. Ground switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.

12. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.
13. Suitable arrangements such as providing slope in the floor of the lift lobby shall be made to prevent water used during fire fighting etc. at landing from entering the lift shaft.
14. A Sign shall be posted & maintained on every floor at or near lift indicating that in case of fire occupants shall use the stairs unless instructed by otherwise. The sign shall also contain a plan for each floor showing the locations of the stairway.
15. Alternate source of supply shall be provided for all the lifts through a manually operated change over switch.

AIR CONDITIONING :-

1. Escape routes like staircases, common corridors, lift lobbies etc, shall not be used as return air passage.
2. The ducting shall be constructed for substantial gauge metal in accordance with IS:655-1963 (Revised).
3. Wherever the ducts pass through fire walls or floors, the opening around the duct shall be sealed with fire resisting material such as asbestos rope, vermiculite concrete, glass wool etc.
4. As far as possible, metallic ducts shall be used even for the return air instead of space above false ceiling.
5. The material used for insulation the duct system (inside or outside) shall be of non-combustible material such as glass wool etc.
6. The automatic fire dampers provided in the A.C. ducts shall also be capable to operated manually.
7. Air ducts serving main floor areas corridors etc. shall not pass through the stair well.

TRANSFORMER :

1. Transformers shall not be installed on upper floors or in the basement.
2. The switchgears shall be housed in a separate room separate from the transformer bays by a fire resisting wall with fire resistance of not less than four hours.
3. The transformers shall be protected by providing proper fire protection
4. A tank of RCC construction of capacity capable of accommodating entire oil from the transformers shall be provided at lower level to collect the oil from the catch pit to the tank shall be of non-combustible construction and shall be provided with a flame-arrestor.
5. No grass or shrubs shall be allowed to grow in transformer switchyard.
6. A barbed wired fencing of minimum 1.5 height shall be provided around transformer switchyard & the gate shall be provided for entrance. The gate should be always locked & the keys should be kept with authorized/ responsible person of the company.
7. Danger/ No smoking board shall be displayed at the entrance gate of Transformer switchyard.

BASEMENT : (Required if Basement will be provided)

1. Automatic sprinkler system should be provided for entire basements. Distance between 2 sprinklers should not be more than 3.00 Mtrs.
2. De watering arrangement should be made in the basement with Separate dedicated de-watering.
3. The sprinkler pump should be separate and should be interlink with wet riser.
4. The basements should be provided with sufficient no. of staircases as per NBC 2016.
5. The staircase should have at least four hrs. fire resistance. The fire staircase provided for the upper floors shall not communicate to the basement. Separate staircase with separate entry from ground floor shall be provided for basement.
6. The alternate power supply should be provided at basement.
7. Proper mechanical ventilation should be provided in basement.

Regular Training and Maintenance of these systems should be carried out by the housing society / builders. As per provisions made in Maharashtra Fire Prevention And Life Safety Act 2006, the necessary Fire Service Fees and Annual Fees should be paid to PMC before obtaining the Final Fire NOC. All other provisions of D.C. Rules of Pune Municipal Corporation & National Building Code Of India- 2016 should be strictly adhered. The erection and installation work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the license contractor is available on www.maharashtrafireservices.org. The copy of the work done & the license certificate should be attached with the relevant paper before obtaining Final Fire NOC.

This is a "Provisional No Objection Certificate" which shall be treated valid for the period of **ONE YEAR** from the date of issue. After providing the above fire prevention and protection system and after scrupulous compliance of above recommendations the inspection of the fire prevention & protection arrangements will be carried out & after satisfactory inspection "Final No Objection Certificate" may be issued to your building which may please be noted. This provisional NOC is issued only considering from the point of view of fire & life safety of the occupants. All other approvals related to structure should be got approved from the competent authorities.

The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the said building.

Dattatray N. Nagalkar
04/05/18

(Dattatray N. Nagalkar)
Assi. Divisional Fire Officer
Pune Municipal Corporation

Prashant D. Ranpise
4/5

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

Copy to : Asst. Engineer (B.C.)
Pune Municipal Corporation.



