

Date: 25-08-2025

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

Sub: - Submission of Half-Yearly Environment Clearance Compliance Report (Jan-Jun 2025) for "24 Wallstreet" Project at Survey no. 155d, CTS No. 5758/5, Pimpri Waghere, Pune by M/s. Geeta Tilwani.

Ref: - Environmental Clearance Letter No. EC24B038MH170522 Date: 05/01/2024.
File No:-SIA/MH/INFRA2/435368/2023

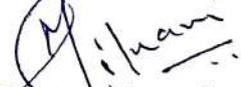
Respected Sir / Madam,

We hereby submit the Half-Yearly Post Environment Clearance Compliance Report for the period January 2025 to June 2025, pertaining to the "24 Wallstreet" Construction Project situated at Survey No. 155d, CTS No. 5758/5, Pimpri Waghere, Pune, being developed by M/s. Geeta Tilwani.

Thanking you,



Yours Faithfully,


Geeta Tilwani.

Authorized Signatory

Encl: A/c

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


24 WALLSTREET
NEXT TO PCMC CORPORATION
PIMPRI


Geeta Builders
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Half Yearly EC Compliance Report

(January 2025 - June 2025)

For

A Proposed Project

“24 Wallstreet”

At

Survey No.155d, CTS No 5758/5,
Pimpri Waghere, Pune

By

M/s. Geeta Tilwani

At

Geeta Builder Tanaji Nagar, Chinchwad,
Pune.

Prepared by

UNIQUE ENVICARE PVT LTD

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Lane No. 5, Laxman Nagar, Baner, Pune - 411045
Email ID —info@uniqueenvicare.com.

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

PART - I

DATA SHEET

(January - June 2025)

1.	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Building & Construction - Residential Project)
2.	Name of the Project	"24 Wallstreet" Project at Sy no.155d, CTS No5758/5, Pimpri Waghere, Pune by Geeta Tilwani.
3.	Clearance Letter (s)/OM No. and date	SIA/MII/INFRA2/435368/2023 Dated 05/01/ 2024.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Pune Maharashtra 18°37'37.44"N, 73°48'20.49"E
	(a) Address for correspondence	Geeta Tilwani Geeta Builder Corporate Office Tanaji Nagar, Chinchwad Pune.
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Name: Mrs. Geeta Prem Tilwani Address: Geeta Builder Corporate Office Tanaji Nagar, Chinchwad Pune. Designation: Proprietor Contact:9922282896 Email id: tilwanimayur@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 -5058.00 Sq.mt. Built-up Area- 50,000 Sq.mt.
	(a) Submergence area: forest & non forest	No, Since the proposal under reference is in developing part of the PCMC, Pune City.
	(b) Others	Not Applicable
8.	Breakup of the project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & land less laborers /artisan.	There is no displacement of population due to project hence not applicable
	(a) SC, ST /Advisis	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 153.05 Cr
	(b) Allocation made for environmental management plans with item wise and year Wise break-up.	Please refer annexure- IV
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	----

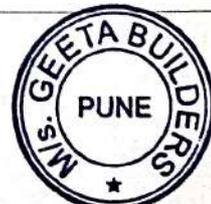


24 WALLSTREET

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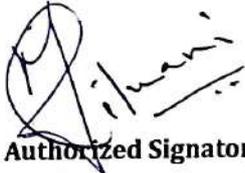
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	(d) Whether (c) include the cost of Environmental management as shown in the above.	Yes		
	(e) Actual expenditure incurred on the project so far	INR Rs. 543 Lakhs. (Construction cost)		
	(f) Actual expenditure incurred on the environmental management plans so far	5 Lakhs (Environmental cost)		
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	At Actual	
		Building Name	No. Of Floor	Construction on Site Status
		Commercial Building	3BS+GR+1St+2nd+2P+23 floors	100% Excavation complete, 50% first slab casted, 75% footings completed
	(a) Date of Commencement (Actual &/or planned)	21/01/2024		
	(b) Date of completion (Actual &/or planned)	30/12/2031		
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	26/06/2025		
	(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 Geeta Tilwani.



Authorized Signatory

Date: 25/08/2025

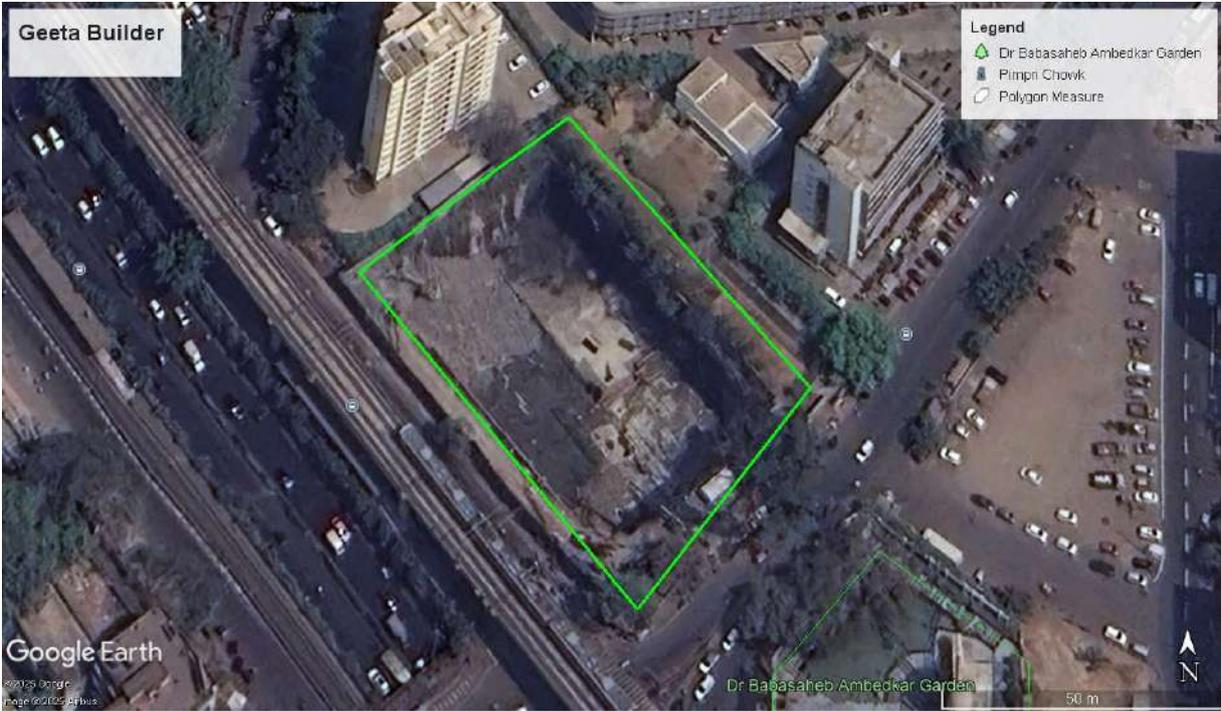


Salient Features of the Project

Salient Features of the Project

Project Site	M/s. Geeta Tilwani. Survey No.155d,, CTS No 5758/5 Pimpri Waghere, Taluka –Haveli, Dist – Pune.
Construction & Development	Others (Building and Construction Project)
Total Plot Area	5058.00 sq.mt.
Total Built-up Area	50000.00 sq.mt.
Water requirement	205.24 KL/day
Estimated project cost	INR 153.05 Cr
Nearest railway station	Pimpri Railway Station is at 0.52 Km.
Nearest Airport	Pune Airport is about 11.88 Km.

Google Image of the Project Site



Environmental Management Plan (EMP)

AIR ENVIRONMENT

CONSTRUCTION PHASE

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

Air quality shall be managed by the following:

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

Operation Phase

During operation phase, the main source of pollution will be the proposed DG set of **Fuel Consumption** for during operation phase: **2 No. x 380 KVA** DG set will be used as back up source of energy and will be operated on inbuilt fuel storage. It will not add significant pollution in the ambient.

The Management practices to be followed are as follows:

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

WATER ENVIRONMENT

Construction Phase

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

Water management during construction phase shall be done as under:

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

Operation Phase

The total water requirement has been estimated to be

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

Management shall be done as under:

- The Rain water harvesting will be implemented on site to avoid run-off.
- No waste water solid/hazardous waste will be discharged to any water body.
- The sewage will be treated in full-fledged sewage treatment plant Phase 185.00 KLD treated water shall be used for landscaping, and remaining water will be discharge in to **PCMC**.
- Installing water meters, taking regular readings, maintaining the register.
- The storm water management will be implemented.
- **04 Nos of Recharge pits** will be provided for rain water harvesting on site.
- Water Analysis shall be done once in three months.

LAND ENVIRONMENT

Construction Phase:

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

Operation phase:

- During operation phase, solid waste will be generated by **906.7 Kg/day** expected residence.
- Management will be done by:
 - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
 - **733 Kg/day** dry waste will be sent for recycling to agency authorized vendor.
 - **707 Kg/day** wet waste will be composted using **Organic Waste Composter**.
- **STP sludge 15.2 kg/day** STP sludge sent to SWM site for converting in to compost.
- **E –Waste 16 kg/day** handed over to authorized agency.

NOISE ENVIRONMENT

Construction Phase

The management measures for noise are as follows:

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

Operation Phase

Ongoing construction activity is going on with the existing provided load

The management measures for noise are as follows:

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

BIOLOGICAL ENVIRONMENT

Construction Phase:

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

The management are as follows:

1. No tress available on site.
2. Plantation of **37 Nos** of trees have been planted on the site.

Operation Phase:

The management are as follows:

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

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

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

SOCIO ECONOMIC ENVIRONMENT

Construction Phase

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

Health & Safety

Management in Socio Economy are as follows:

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

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

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

Operation Phase

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

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

Cost of Environmental Management Plan (EMP)

Environment Management Cost**During Construction Phase:**

Sr. No.	Attributes	Particulars	Cost (Rs.Lacs)/ Annum
1.	Air	Dust suppression measures and barricading	2.1
2.	Land	Labour Camp toilets & Sanitation	
3.	Env. Management	Environmental Monitoring	
4.	Health and Safety	Health checkup and disinfection	
Total			2.1

During Operation Phase:

Sr. No.	Details	Description	Capital cost (INR) (Lacs)	O & M Cost (INR/annum) (Lacs)
1.	Air, water, Noise, Soil	Post Project Environment Monitoring	0.00	1.85
2.	Water	Rainwater Harvesting	8.00	0.40
3.	Wastewater	Sewage Treatment Plant	69.95	9.07
4.	Municipal Solid waste	Solid waste Management	17.75	4.47
5.	Plantation	Landscaping	4.3	0.50
6.	Energy	Energy Savings	136.50	6.83
7.	Disaster Management	Lightning Arrester	3.50	---
Total			240	23.12

Compliance Report

For

A Proposed Project

“24 Wallstreet”

By

M/s. Geeta Tilwani

at

Survey No.155d,CTSNo5758/5, Pimpri waghare
Taluka- Haveli, Dist.- Pune, Maharashtra

ANNEXURE IV

EC NO.	No.EC24B038MH170522 Dated – 05/01/2024.
File No.	No. SIA/MH/INFRA2/435368/2023.
Project Name	A Proposed Project - “24WallStreet” by M/s. Geeta Builder
Location	Survey No. 155d, CTS No.5758/5, Pimpri waghare, Taluka- Haveli, Dist.- Pune, Maharashtra
Developer	M/s. Geeta Tilwani

Part – A Special Conditions - SEAC		
Sr. No.	Particulars	Status
I	PP to submit the copy of IOD.	PP has Consented Condition.
II	PP to submit the revised plantation plan, proposing more in situ plantation. PP to ensure that utility lines does not interfere with trees.	PP has Consented Condition.
III	PP to submit the HT line Noc.	PP has Consented Condition.
IV	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy,2021.	PP has Consented Condition.
V	PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	PP has Consented Condition.
Part – B Special Conditions - SEIAA		
I	PP submitted that as their plot area is less than 0.4 Ha, RG is not applicable to their project, Local planning authority to ensure the validity of the	Noted.

	same.	
II	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
III	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted.
IV	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.
V	SEIAA after deliberation decided to grant EC for FSI- 32,640.69 m ² , non-FSI 17,359.31 m ² . Total BUA- 50000.00 m ² . (Plan approval- BP/EC/Pimpri/04/2023, dated 11.09.2023).	Noted.

General Conditions-

Part A- Construction Phase:-

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 – 1440 kg Biodegradable Waste – 733 kg Non - Biodegradable Waste – 707 kg STP Sludge – 50.87 kg/day E-Waste – 16.00 kg/day Dry waste will be handed over to recycling to agency authorized vendor and Wet waste will be converted into manure from OWC.
ii	Disposal of muck, Construction spoils, including bituminous material during construction phase should not	The muck generated during the Construction phase will be disposed in proper manner and adequate safety

	create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	measures will be taken.
iii	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board	Noted.
iv	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> • Drinking water checkup. • Provision of temporary toilets • Construction water will be channelized properly before disposal into municipal drain.
v	Arrangement shall be made that waste water and storm water do not get mixed.	We will take care and make arrangements for the same.
vi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	We will focus on using pre-mixed Concrete to reduce the use of water.
vii	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground Water level monitored regular from MoEF recognized laboratory.
viii	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted

ix	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water Level Controllers with timers will be used for Water Pumps. Low Flow water efficient fixtures will be used to reduce pressure on water.
x	The Energy Conservation Building code shall be strictly adhered to.	Noted.
xi	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Top soil will be used for landscaping & left out soil will be used for land filling.
xii	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is 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	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Complied. Vehicles are checked for PUC Certificate. Regular Maintenance of construction vehicles were carried out to keep them in good condition during Construction phase.
xvii	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCER/MPCB.	The Noise level as well as air pollution is monitored regularly from MoEF Recognized Laboratory. Environmental Monitoring report is attached herewith. Annexure -V.
xviii	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted.
xix	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a	Noted & complied.

	separate environment cell /designated person.	
<u>Part B - Operation Phase:-</u>		
i	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved. sites for land filling after recovering recyclable material.</p>	<p>Segregation of garbage will be done.</p> <p>Total Solid waste – 640 kg</p> <p>Biodegradable Waste – 358 kg</p> <p>Non - Biodegradable Waste – 282 kg</p> <p>STP Sludge – 12.4 kg/day</p> <p>E-Waste – 5.00 kg/day</p> <p>Dry waste will be handed over to recycling to agency authorized vendor and Wet waste will be converted into manure from OWC.</p>
ii	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted
iii	<p>a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the 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.</p>	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 internalized and no public space should be utilized.	An appropriate measure has been taken to avoid traffic congestion. Ample parking space has been provided and there is no provision to utilize public space for parking at construction or operational phase of the project.
vii	PP to provided adequate electric charging points for electric vehicles (EVs)	Noted & will be complied.
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.	Noted & complied
x	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Noted
xi	The project management shall advertise at least in two local newspapers, widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	Noted
xii	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	complied.
xiii	The proponent shall upload the status of compliance of the stipulated EC condition including results of	Complied EC Compliance report enclosed

	monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	herewith. Annexure - IV
C) General EC Condition		
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 respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Noted. We have secured Consent wide No. Format1.0/JD (WPC)/UAN No.0000161942/CE/2310000199 Dt. 04/10/2023.
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.	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.
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 I copies as well as by e-mail) to the respective	We have obtained environment Clearance copy is attached herewith. Annexure –VI (Granted EC Copy)

	Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	
v	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted & will be complied.
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 SELAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SELAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted & complied.
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	Noted

	project which will be considered separately on merit.	
4.	This Environment clearance is being issued The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted
8.	The above stipulations would be enforced among others under the	Noted

	<p>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.</p>	
9.	<p>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.</p>	Noted

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/2024-25/03/2499	Report Date	01.04.2025	
Sample ID: -	GESEC/PRO/AAQM/2024-25/03/2499			
Name & Address of the Customer	M/s. Geeta Builder Project Address- "24 Wallstreet" Survey No. 155d, CTS No 5758/5, Pimpri Waghere, Pune, Maharashtra.			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Project site	UEPL		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
10.00 Am	06.00 Pm	08 Hrs.		
Metrological Data/Environmental Conditions				
Ambient Temperature °C	28.0	Wet Bulb Temperature °C	24.0	
Dry Bulb Temperature °C	28.0	Relative Humidity % RH	71.7	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
25.03.2025	28.03.2025	28.03.2025	01.04.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	22.45
Nitrogen Dioxide (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	24.56
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	54.62
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	19.88
Remark-				
➤ All above results are within National Ambient Air Quality standards.				
			 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	

End Of Report

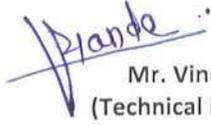


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TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2024-25/03/2500	Report Date	01.04.2025	
Sample ID: -	GESEC/PRO/ANLM/2024-25/03/2500			
Name & Address of the Customer	M/s. Geeta Builder Project Address- "24 Wallstreet" Survey No. 155d, CTS No 5758/5, Pimpri Waghere, Pune, Maharashtra.			
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	
25.03.2025	25.03.2025	25.03.2025	25.03.2025	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A) 65/55
		Day	Night	
Near Project site	dB (A)	57.2	50.2	
Remark- ➤ 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	

End Of Report



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TEST REPORT		
Test Report No: GESEC/PRO/W/2024-25/03/2501	Date of Reporting	01.04.2025
Sample ID: GESEC/PRO/W/2024-23/03/2501	Sample Details	Ground Water
Name and Address of the Customer – M/s. Geeta Builder Project Address- "24 Wallstreet" Survey No. 155d, CTS No 5758/5,Pimpri Waghere, Pune, Maharashtra..	Type of Sample	Water
	Volume Of Sample	2 Lit plastic Can +250ml Sterile bottle
	Sample Status	Sealed
	Sample Collected By	UEPL
	Date of Sample Collection	25.03.2025
	Date of Sample received in lab	28.03.2025
	Analysis start Date	28.03.2025
	Analysis End Date	01.04.2025

WATER ANALYSIS REPORT			
Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Colour	<5	Hazen	APHA 2120 B,24TH Edition 2024
Turbidity	<0.1	NTU	APHA 2130 B,24TH Edition 2024
TDS	205.14	mg/l	APHA 2540 C,24TH Edition 2024
Chemical Parameter			
pH	7.45	--	APHA 4500 H+,B, 24TH Edition 2024
Total Hardness	195.6	mg/l	APHA 2340 C,24TH Edition 2024
Residual Chlorine	<0.1	mg/l	EPA 334.0.
Sulphate	36.44	mg/l	APHA 4500-SO4 - E 24TH Edition 2024
Chloride	26.41	mg/l	APHA 4500-Cl-B 24TH Edition:2024
Total Alkalinity	64.12	mg/l	APHA 2320 B,24TH Edition 2024
Calcium (as Ca)	45.21	mg/l	APHA 3500-Ca B 24TH Edition:2024
32.45	30.25	mg/l	IS 3025 (Part 46):2024
Elemental Analysis			
Iron as Fe	<0.025	mg/l	EPA 200.7
Microbiological Parameter			
Total Coliform	Present	Per 100ml	APHA 9222 J 24TH Edition:2024
E.coli.	Absent	Per 100ml	APHA 9222 J 24TH Edition:2024



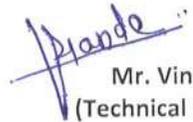
V. Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

End Of Report

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TEST REPORT				
Test Report No	GESEC/PRO/ST/2024-25/03/2502	Report Date	01.04.2025	
Sample ID: -	GESEC/PRO/ST/2024-25/03/2502			
Name & Address of the Customer	M/s. Geeta Builder Project Address- "24 Wallstreet" Survey No. 155d, CTS No 5758/5, Pimpri Waghere, Pune, Maharashtra.			
Sample Details				
Sample collection Date	Sample receipt Date	Analysis start Date	Analysis complete Date	
25.03.2025	28.03.2025	28.03.2025	01.04.2025	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 320 kVA		UEPL	
Shape	Round	Fuel Used	HSD	
Diameter/ Dimensions (m)	0.1016	Pressure(mmWG)	4.4	
Height (m)	4.20			
Temperature (k)	493	Velocity (m/s)	8.99	
Gas Volume (Nm ³ /Hr)	162.425			
Parameters	Method	Unit	Limit	Result
Particulate Matter	EPA METHOD 17: 2017	mg/NM ³	<150	54.21
Sulphur Dioxide (SO ₂)	EPA METHOD 06: 2017	mg/NM ³	--	26.32
Sulphur Dioxide (SO ₂)	EPA METHOD 06: 2017	Kg/day	--	0.19
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

Test Report No: GESEC/PRO/SL/2024-25/03/2503		Date of Report	01.04.2025
Sample ID: GESEC/PRO/SL/2024-25/03/2503		Date of Sampling	25.03.2025
Name & Address of the Customer M/s. Geeta Builder Project Address- "24 Wallstreet" Survey No. 155d, CTS No 5758/5,Pimpri Waghere, Pune, Maharashtra.		Start Date of Analysis	28.03.2025
		End Date of Analysis	01.04.2025
Sample Collected By		Sample Details	soil
		Nature of sample	solid
		UEPL	
Parameter	Result	Unit	Standard Method
pH	6.10	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	254.6	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Available Manganese as Mn	10.02	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011
Available Nitrogen	12.54	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorus	3.65	kg/ha	ISRIC, Page No.14-1:2002
Available Potassium	405	kg/ha	Food and agriculture organization Sec III,8-1,Page no115
Sodium adsorption ratio	6.45	mmolc/l	Food and agriculture organization of the united nation Page no14:2016
Total Nitrogen	0.0026	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable calcium	2.98	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Exchangeable Magnesium	2.04	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Total Zinc as Zn	6.18	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Copper as Cu	3.12	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead as Pb	0.80	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Manganese as Mn	0.42	mg/kg	GESEC/LAB/SOP/ICP-OES/05
			
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	

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Copy of Environmental Clearance



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

To,

The -1
GEETA TILWANI
Geeta Builder Tanaji Nagar Chinchwad, 411033 -411033

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/435368/2023 dated 01 Jul 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B038MH170522
2. File No.	SIA/MH/INFRA2/435368/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	24 Wallstreet
7. Name of Company/Organization	GEETA TILWANI
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 05/01/2024

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

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

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PARIVESH

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/435368/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Geeta Tilwani,
Survey No 155d, CTS No 5758/5,
Pimpri Waghere, Pune.

Subject : Environmental Clearance for proposed construction project 24 Wall street at Survey No 155d, CTS No 5758/5, Pimpri Waghere, Pune by Geeta Tilwani

Reference : Application no. SIA/MH/INFRA2/435368/2023

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

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

1.	Proposal Number	Parivesh Proposal no. SIA/MH/INFRA2/435368/2023	
2.	Name of Project	"24 Wallstreet"	
3.	Project category	Category 'B2', Activity 8(a/b)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mrs. Geeta Prem Tilwani
		Regd. Office address	Geeta Builder Corporate Office Tanaji Nagar Chinchwad Pune
		Contact / e-mail	9922282896 tilwanmayur@gmail.com
6.	Consultant	Open Arch Design and Enviro Solutions LLP 302, big Splash, Plot no. 78 & 78, Sector 17, Vashi, Thane, Maharashtra- 400703 Accreditation No : NABET/EIA/2124/IA0081	
7.	Applied for	New Project	
8.	Details of previous EC	No	
9.	Location of the project	Survey No 155d , CTS No 5758/5 , Pimpri Waghere, Pune, Maharashtra.	
10.	Latitude and Longitude	Latitude-18°37'37.44"N, Longitude- 73°48'20.49"E	
11.	Total Plot Area (m2)	5058.00 Sq.Mt.	
12.	Deductions (m2)	1709.00 Sq.Mt.	
13.	Net Plot area (m2)	3349.00 Sq.Mt.	
14.	Proposed FSI area (m2)	32640.69 Sq.Mt.	
15.	Proposed non-FSI area (m2)	17359.31 Sq.Mt.	

16.	Proposed TBUA (m2)	50000.00 Sq.Mt.					
17.	TBUA (m2) approved by Planning Authority till date	Approved FSI area (sq. m.): -In process. Approved Non FSI area (sq. m.): - In process. Sanction B.P. no: In process. Date of Approval: In process.					
18.	Ground coverage (m2) & %	1635.07 & 32.33%					
19.	Total Project Cost (Rs.)	153.05Cr					
20.	CER as per MoEF & CC circular dated 01/05/2018	According to OM no. F. No. 22-65/2017-IA dated 20.10.2020, CER activity are mentioned in the Environment Management Plan					
21.	Details of Building Configuration <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
	Previous EC / Existing Building			Proposed Configuration			
22.	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	New project
	---	---	---	Commercial Building	3BS+GR+1s+2nd+2P+23	95.39	
23.	Total number of tenements			Commercial Users = 4013			
24.	Water Budget		Dry Season (CMD)		Wet Season (CMD)		
			Fresh Water	126.58	Fresh Water	126.58	
			Recycled (Flushing)	2.78	Recycled (Flushing)	0.00	
			Swimming Pool	0.00	Swimming Pool	0.00	
			Recycled (Gardening)	75.89	Recycled (Gardening)	75.89	
			Total	205.25	Total	202.46	
Waste water generation		182.00	Waste water generation		182.00		
25.	Water Storage Capacity for Firefighting / UGT (m3)		Firefighting - Underground water tank (CMD): 200.00 Firefighting - Overhead water tank (CMD): 20.00 for each building				
26.	Source of water		PCMC				
27.	Rainwater Harvesting (RWH)		Level of the Ground water table:		Post Monsoon: 12-14 m Pre-Monsoon: 14-16 m		
			Size and no of RWH tank(s) and Quantity:		NA		
			Quantity and size of recharge pits:		1.5 X 2.0 X 3.0 m Surface recharge pits-02 Rooftop recharge pits-02 Total recharge pots- 04 Nos..		
Details of UGT tanks if any:		Domestic Capacity: 190 Cum Flushing UG Tank Capacity 114Cum Fire Fighting Capacity: 200Cum					

28	Sewage and Wastewater	Sewage generation in CMD:		182.00 KLD
		STP technology		MBBR
		Capacity of STP (CMD):		185.00 KLD
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	NA	NA
		Wet waste:	NA	NA
		Construction waste:	Excavation: 11685 cum	Top Soil: 3746 cum, 4205 cum - Using for Filling in Plinth proposed site 7480 Cum at Survey no 185, wadmukhwadi pimpri
30	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	733 kg/Day	Dry waste will be sent for recycling to agency SWACH
		Wet waste:	707 kg/Day	Wet waste will be converting to compost by using OWC
		Hazardous waste:	NA	NA
		Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.
		E-Waste	16 kg/Day	Handed over to authorized vendor
31	Green Belt Development	Total RG area (m2)		NA
		Existing trees on plot		No
		Number of trees to be planted		37 No's
		Number of trees to be cut		No
		Number of trees to be transplanted		No

32.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	100 KVA		
		During Operation phase (Connected load):	5600 KVA		
		During Operation phase (Demand load):	3150 KVA		
		Transformer:	630 KVA X 6 Nos.		
		DG set:	380 KVA X 2 No's		
		Fuel used:	HSD		
33.	Details of Energy saving	Total Energy Saving By Solar PV 6%			
34.	Environmental Management plan budget during Construction Phase	Type	Details	Cost	
		Air	Dust suppression measures and barricading		
		Land	Site Sanitation & Safety	2.1	
		Env. management	Environmental Monitoring		
	Health & safety	Disinfection and Health Check-ups			
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage treatment	MBBR	69.95 lakhs	9.07 lakhs
		RWH	Rainwater Harvesting	8.00 lakhs	0.40 lakhs
		Solid Waste	Municipal Solid waste	17.75 lakhs	4.47 lakhs
		Green belt development	Landscaping	4.8 lakhs	0.50 lakhs
		Energy saving	Energy Savings	126.50 lakhs	6.83 lakhs
		Disaster Management	Lightning arrestor	3.50 Lakhs	--
		Env. Monitoring			0.125
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	374	374	12.50Sq.m
		2-Wheeler	1352	1352	2.00sq. m
		Bicycles	---	---	---
37.	Details of Court cases / litigations w.r.t. the project and project location if any.				NO

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

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the copy of IOD.
2. PP to submit the revised plantation plan, proposing more in-situ plantation. PP to ensure that utility lines does not interfere with trees.
3. PP to submit the HT line NoC.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP submitted that, as their plot area is less than 0.4 Ha, RG is not applicable to their project. Local planning authority to ensure the validity of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-32640.69 m², Non FSI-17359.31 m², total BUA- 50000.00 m². (Plan approval No-BP/EC/Pimpri/04/2023, dated-11.09.2023)

General Conditions:

a) Construction Phase :-

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

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

B) Operation phase:-

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

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

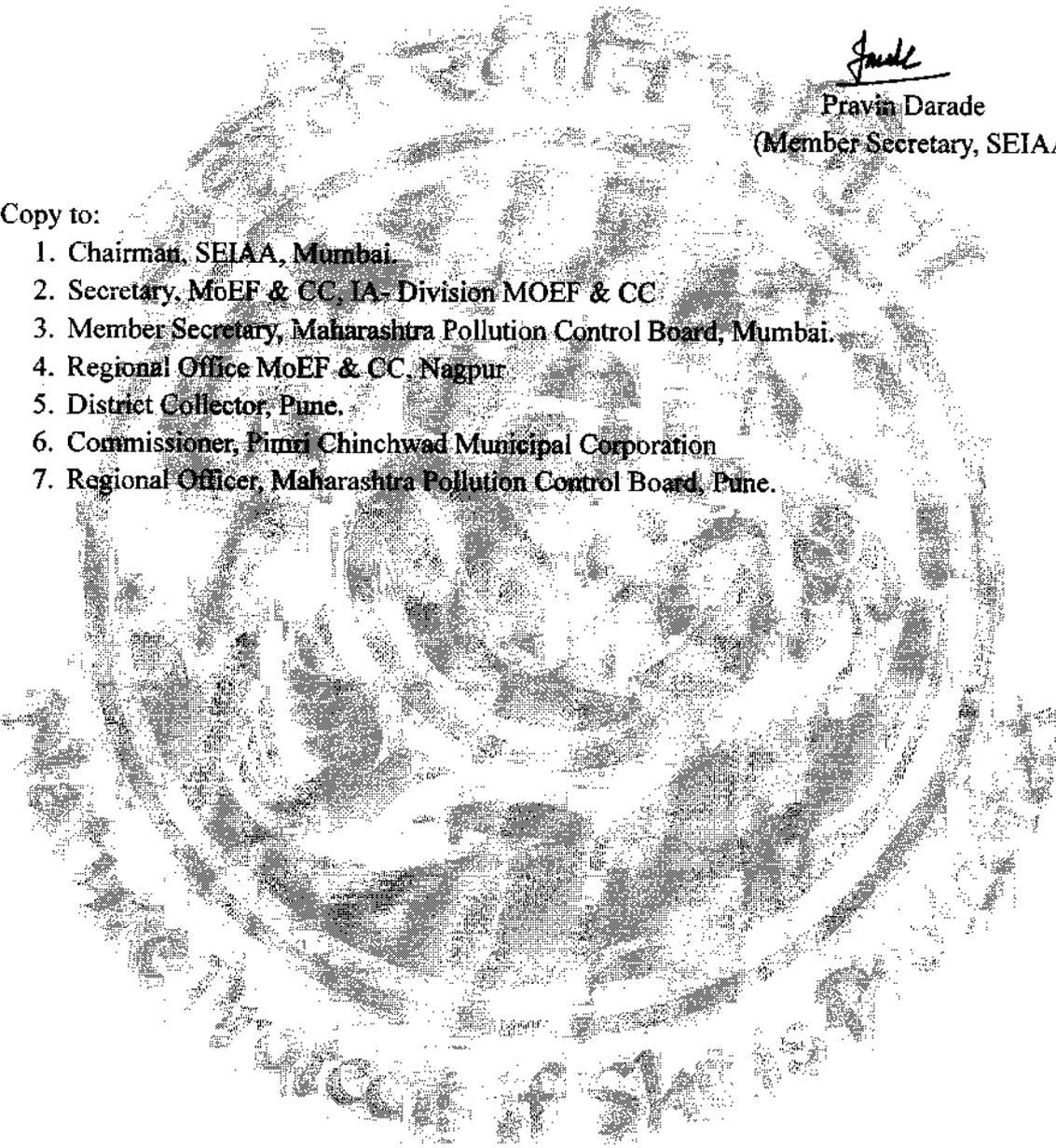
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer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

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and

Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 1/5/2024 1:08:35 PM

Consent Application

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I
No:- Format1.0/CC/UAN No.0000182488/CE/2401002261

Date: 21/01/2024

To,
M/s.Geeta Builder,
Survey No 155d, CTS No 5758/5, Pimpri
Waghare, Tal ,Haveli, Dist Pune



Sub: Consent to Establish for Commercial construction project under Red Category

Ref: Minutes of 26th Consent Committee Meeting of 2023-24 held on 15.01.2024

Your application NO. MPCB-CONSENT-0000182488

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

- The Consent to establish is granted for period up to Commissioning of the project or 5 Yrs whichever is earlier**
- The capital investment of the project is Rs.153.05 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for construction project named as M/s. Geeta Builder, Survey No 155d, CTS No 5758/5, Pimpri Waghare, Tal ,Haveli, Dist Pune on Total Plot Area of 5058.00 SqMtrs for total construction BUA of 50000.00 Sq. Mt. SqMtrs including utilities and services**
- 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	182	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-380 KVA	01	As per Schedule -II
S-2	DG SET-380 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	733 Kg/Day	Segregation	To Local Body/Authorized Vendor
2	Wet Waste	707 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
3	STP Sludge	707 Kg/Day	Dewatering	As Manure

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

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

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

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



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-21 23:51:41 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	306100.00	MPCB-DR-21715	27/09/2023	RTGS

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **185 CMD for treatment of domestic effluent of 182 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	205.24
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG SET-380 KVA	Acoustic Enclosure	4.00	HSD 76 Ltr/Hr	1	SO ₂	36.48 Kg/Day
S-2	DG SET-380 KVA	Acoustic Enclosure	4.00	HSD 76 Ltr/Hr	1	SO ₂	36.48 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	15 Days	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
NA						

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



Commencement Certificates



पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११०१८.

(सुधारीत नियोजित विकसन दाखला)

पिंपरी चिंचवड महानगरपालिका

पिंपरी पुणे - ४११०१८

बांधकाम परवानगी विभाग

जा.क्र.-बीपी/पर्यावरण/पिंपरी/०४/२०२३

दिनांक - ११/०९/२०२३



प्रति,

मे. महेंद्र इंजिनिअर केमिकल प्रा.लि. यांच्यावतीने

श्रीम. गिता प्रेम तिलवानी

स.नं. १५५/ड पै व सि.स.नं. ५७५८/५ पै,

पिंपरी, पुणे .

द्वारा - ला.आर्कि. श्री. विकास आचलकर

१२२१, बी/१, रॅग्लर परांजपे रोड,

भावे एक्सरे क्लिनिक समोर, एफ.सी.रोड, पुणे - ०४,

विषय - मौजे पिंपरी, स.नं. १५५/ड पै व सि.स.नं. ५७५८/५ पै, मधील भुखंडावर पर्यावरण

मंजूरीकामी सुधारीत बांधकाम व्याप्तीबाबत दाखला देणेबाबत.

संदर्भ - १. महाराष्ट्र शासन नगरविकास विभाग यांचेकडील शासन निर्णय क्र. टिपीएस-१८१६/

प्र.क्र.४४३/१६/प्रायो/नवि-१३, दि.१३/४/२०१७

२. सुधारीत बांधकाम परवानगी क्र. बीपी/पिंपरी/३५/२०२०, दि.१०/०९/२०२०

३. मुळ विकसन दाखला क्र.बीपी/पर्यावरण/पिंपरी/०२/२०२३, दि.४/५/२०२३

४. अर्जदार श्री. महेंद्र इंजिनिअर केमिकल प्रा.लि. यांच्यावतीने श्रीम. गिता प्रेम तिलवानी यांचे

ला.आर्कि. श्री. विकास आचलकर यांचा दि. ०६/०९/२०२३ चा अर्ज.

महाशय,

मा. शहर अभियंता, पिंपरी चिंचवड महानगरपालिका यांजकडून - पिंपरी चिंचवड महानगरपालिका हद्दीतील मौजे पिंपरी, स.नं. १५५/ड पै व सि.स.नं. ५७५८/५ पै, भुखंडावर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व त्याअंतर्गत UDCPR - 2020 अन्वये मंजूर झालेल्या नियमाप्रमाणे संदर्भ क्र. १ नुसार नियोजित विकासासाठी आपण संदर्भ क्र. ४ अन्वये अर्ज केलेला आहे. त्यास अनुसरून खालील अटीस अधिन राहून आपल्या वरील प्रस्तावास भुखंड क्षेत्र ५०५८.०० चौ.मी. व एकुण बांधकाम क्षेत्र (एफ.एस.आय. क्षेत्र ३२६४०.६९ चौ.मी. + नॉन एफ.एस.आय. क्षेत्र १७३५९.३१ चौ.मी. मिळून) ५००००.०० चौ.मी. साठी नियोजित विकसन दाखला देणेत येत आहे.

१. सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (मा. SEACS व SEIAA पर्यावरण व वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.
२. सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसुन अर्जदाराने त्यासाठी स्वतंत्रपणे परवानगी घेणे बंधनकारक राहिल.
३. अर्जदाराने सि.टी.सर्व्हे मोजणीनुसार भुखंडाच्या हद्दी कायम करणे आवश्यक राहिल.
४. सोबतचा नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.

सोबत - नकाशा.

स्थळ प्रतीवर मा. शहर अभियंता

श्री. आक्षरी असे.

शहर अभियंता (करीता)
बांधकाम परवानगी विभाग
पिंपरी चिंचवड महानगरपालिका
पिंपरी, पुणे - ४११०१८

प्रत,

१. उपसंचालक नगररचना विभाग, पिं.चिं.म.न.पा.

२. जिल्हा अधिक्षक, भुमी अभिलेख, पुणे.

F.S.I. STATEMENT

FLOOR	USES	AREA	TOTAL B/O.P. AREA
GROUND	SECURITY CABIN	25.31	1103.88
FIRST	SHOPS	1078.57	1299.94
SECOND	BANQUET	1500.44	1500.44
THIRD	PARKING	1500.44	1500.44
FOURTH	OFFICE	1500.44	1500.44
FIFTH	OFFICE	1500.44	1500.44
SIXTH	OFFICE	1500.44	1500.44
SEVENTH	OFFICE	1500.44	1500.44
EIGHTH	OFFICE	1500.44	1500.44
NINTH	OFFICE	1500.44	1500.44
TENTH	OFFICE	1500.44	1500.44
ELEVENTH	OFFICE	1500.44	1500.44
THIRTEENTH	OFFICE	1500.44	1500.44
FOURTEENTH	OFFICE	1500.44	1500.44
FIFTEENTH	OFFICE	1500.44	1500.44
SIXTEENTH	OFFICE	1500.44	1500.44
SEVENTEENTH	OFFICE	1500.44	1500.44
EIGHTEENTH	OFFICE	1500.44	1500.44
NINETEENTH	OFFICE	1500.44	1500.44
TWENTIETH	OFFICE	1500.44	1500.44
RECREATIONAL	RECREATIONAL	251.00	251.00
AMENITY	AMENITY	251.00	251.00
TOTAL		32640.69	32640.69

WATER STORAGE CAPACITY

FLOOR	CARPET AREA	OCCUPANT	NO. OF PERSON	CAPACITY	OVER HEAD WATER CAP.	FIRE FIGHTING	UNDER GROUND WATER CAPACITY
GROUND	705.86	3	235	45	10,620.00	15,930.00	
FIRST	611.80	6	102	45	4,950.00	6,885.00	
SECOND	832.48	6	138	15	2,070.00	3,105.00	
THIRD	21298.87	1.5	386	70	27,020.00	40,530.00	
FOURTH	88.78	6	16	45	95,850.00	1,43,775.00	
FIFTH	24,117.62	1.5	3130	45	2,10,000.00	3,15,000.00	
SIXTH							
SEVENTH							
EIGHTH							
NINTH							
TENTH							
ELEVENTH							
THIRTEENTH							
FOURTEENTH							
FIFTEENTH							
SIXTEENTH							
SEVENTEENTH							
EIGHTEENTH							
NINETEENTH							
TOTAL					1,66,870.00	2,11,305.00	

PARKING STATEMENT (FOR COMM.)

BUILDINGS TYPE	REQUIRE	SCOOTER
FOR COMM. (EVERY 100 SQ.M. CARPET AREA)	02	06
COMMERCIAL CARPET AREA = 1,317.66 SQ.M.	27	79
FOR OFFICE (200 SQ.M. CARPET AREA)	03	11
OFFICE CARPET AREA = 21,298.87 SQ.M.	320	1172
FOR RESTAURANT & CAFETERIA		
RESTAURANT CARPET AREA = 578.83 SQ.M.	01	08
RESTAURANT CARPET AREA = 578.83 SQ.M.	12	93
BANQUET HALL (100 SQ.M. CARPET AREA)	01	05
BANQUET HALL (100 SQ.M. CARPET AREA)	09	42
FOR COMM. (100 SQ.M. CARPET AREA)	02	06
CARPET AREA = 88.78 SQ.M.	02	06
TOTAL PARKING REQUIRED	370	1392
AS PER 100 SQ.M. REG. PARKING	163	596
TOTAL PARKING PROVIDED	245	746

WATER STORAGE CAPACITY

FLOOR	AREA	TOTAL B/O.P. AREA
GROUND	25.31	1103.88
FIRST	1078.57	1299.94
SECOND	1500.44	1500.44
THIRD	1500.44	1500.44
FOURTH	1500.44	1500.44
FIFTH	1500.44	1500.44
SIXTH	1500.44	1500.44
SEVENTH	1500.44	1500.44
EIGHTH	1500.44	1500.44
NINTH	1500.44	1500.44
TENTH	1500.44	1500.44
ELEVENTH	1500.44	1500.44
THIRTEENTH	1500.44	1500.44
FOURTEENTH	1500.44	1500.44
FIFTEENTH	1500.44	1500.44
SIXTEENTH	1500.44	1500.44
SEVENTEENTH	1500.44	1500.44
EIGHTEENTH	1500.44	1500.44
NINETEENTH	1500.44	1500.44
TOTAL	32640.69	32640.69

61.00 M. WIDE ROAD WIDENING AREA CALCULATION
(Scale: 1:400)

- 1) 18.17 X 7.631 X 0.50 X 1 = 69.33
- 2) 82.60 X 13.50 X 0.50 X 1 = 557.55
- 3) 82.60 X 13.44 X 0.50 X 1 = 555.07

TOTAL PLOT AREA = 1181.95

27.00 M. WIDE D.P. ROAD WIDENING AREA CALCULATION
(Scale: 1:400)

- 1) 6.64 X 4.388 X 0.50 X 1 = 15.01
- 2) 44.33 X 5.07 X 0.50 X 1 = 112.38
- 3) 40.22 X 3.05 X 0.50 X 1 = 61.34
- 4) 21.96 X 12.70 X 0.50 X 1 = 139.45

TOTAL PLOT AREA = 276.05

AREA DETAILS CONGRESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO. SEIAA-2014/CR.02/TC.3.DT.30/7/2014

NO.	DESCRIPTION	AREA (SQ.M.)	REMARKS
01	PLOT AREA AS PER SANCTION	5,058.00	
02	DEDUCTIONS FOR		
(a)	61.00 M.W. ROAD (1.81.95 X 2 = 3,63.90)	3,639.00	
(b)	27.00 M.W. ROAD (276.05 X 2 = 552.10)	552.10	
(c)	27.00 M.W. DP ROAD UNDER ROAD (12,007.00 X 2% = 240.14)	240.14	
(d)	BRIS PARKING AREA (3,001.75)	3,001.75	
(e)	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (12,007.00 X 2% = 240.14)	240.14	
03	GROSS PLOT AREA (1 - 2)	3,349.00	
04	DEDUCTIONS FOR		
(a)	10% OPEN SPACE (NOT TO BE DEDUCTED)	---	
(b)	05% AMENITY SPACE (NOT TO BE DEDUCTED)	---	
(c)	INTERNAL ROAD (NOT TO BE DEDUCTED)	---	
05	NET PLOT AREA (3 - 4)	3,349.00	
06	BASIC F.S.I.	3,349.00	
07	PERMISSIBLE BASIC AREA (5 X 6)	3,349.00	
08	ADDITIONS FOR		
(a)	61.00 M.W. ROAD (1.81.95 X 2 = 3,63.90)	3,639.00	
(b)	27.00 M.W. ROAD (276.05 X 2 = 552.10)	552.10	
(c)	BRIS PARKING AREA (3,001.75)	3,001.75	
(d)	ADDITIONAL F.S.I. AREA (12,007.00 X 2% = 240.14)	240.14	
09	TOTAL ADDITION (a+b+c+d)	7,435.10	
10	PERMISSIBLE FLOOR AREA (9+10)	10,794.10	
11	PERMISSIBLE FLOOR AREA (9+10)	10,794.10	
12	PROPOSED COMMERCIAL F.S.I. AREA	32,640.69	
13	PROPOSED COMMERCIAL F.S.I. AREA	32,640.69	
14	TOTAL PROPOSED F.S.I. AREA	32,640.69	
15	NON F.S.I. AREA	---	
16	PROPOSED PARKING AREA	11,573.98	
17	PROPOSED CLUB HOUSE AREA	---	
18	PROPOSED REFUGEE AREA	389.93	
19	PROPOSED U.G. WATER TANK AREA	245.36	
20	PROPOSED S.T.P. AREA	122.12	
21	SWIMMING POOL AREA	---	
22	PROPOSED ONG AREA	80.00	
23	PROPOSED TRANSFORMER PROTECTION AREA	3,419.31	
24	PROPOSED ARCHITECTURE PROTECTION AREA	1,285.93	
25	LIFT & LIFT MACHINE ROOM AREA	128.45	
26	RECREATIONAL SLAB AREA	17,359.31	
27	TOTAL NON F.S.I. AREA	50,000.00	

REFUGEE AREA STATEMENT COMM. BLDG.

FLOOR	REFUGEE AREA	PROV. REFUGEE AREA
1ST FLOOR	77.40	77.50
2ND FLOOR	77.40	77.50
3RD FLOOR	77.40	77.50
4TH FLOOR	77.40	77.50
5TH FLOOR	77.40	77.50
TOTAL	387.00	389.93

PARKING AREA CALCULATION

FLOOR	AREA	REMARKS
BASEMENT 01	2,139.37	
BASEMENT 02	2,139.37	
BASEMENT 03	197.26	
BASEMENT 04	1,635.07	
4TH FLOOR	1,635.07	
TOTAL	11,573.98	

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY ARCHITECT / COLLECTOR. I/WE WOULD ENSURE THE STRUCTURE AS PER APPROVED PLANS AND SPECIFICATIONS. I/WE WOULD ENSURE THE QUALITY AND SAFETY AT THE WORK SITE. MRS. GEETA PREMAJI TILWANI

STAMP OF APPROVAL

Sanctioned No. B.P. / Ec / Pimpri / 109 / 2023
Office Order No. 11/09/2023
Pimpri
Date: 11/09/2023

O.C. Signed by
City Engineer

AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ.M.)
01	AREA OF PLOT	5,058.00
02	AS PER OWNERSHIP DOCUMENT	5,058.00
03	AS PER MEASUREMENT SHEET	5,058.00
04	AS PER SITE	5,058.00
05	DEDUCTIONS FOR	
(a)	61.00 M. WIDE AREA UNDER ROAD	3,639.00
(b)	27.00 M. WIDE DP. ROAD AREA UNDER ROAD	552.10
(c)	BRIS PARKING AREA	3,001.75
(d)	ADDITIONAL FSI AREA (IF APPLICABLE)	240.14
06	TOTAL (a+b+c+d)	7,435.10
07	INTERNAL ROAD AREA	---
08	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
09	AMENITY SPACE (IF APPLICABLE)	---
10	ADJUSTMENT OF 20% IF ANY	---
11	NET PLOT AREA (8-10)	3,349.00
12	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
13	PROPOSED - (Not to be deducted)	---
14	INTERNAL ROAD AREA	---
15	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
16	AMENITY SPACE (IF APPLICABLE)	---
17	ADJUSTMENT OF 20% IF ANY	---
18	NET PLOT AREA (8-10)	3,349.00
19	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
20	PROPOSED - (Not to be deducted)	---
21	INTERNAL ROAD AREA	---
22	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
23	AMENITY SPACE (IF APPLICABLE)	---
24	ADJUSTMENT OF 20% IF ANY	---
25	NET PLOT AREA (8-10)	3,349.00
26	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
27	PROPOSED - (Not to be deducted)	---
28	INTERNAL ROAD AREA	---
29	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
30	AMENITY SPACE (IF APPLICABLE)	---
31	ADJUSTMENT OF 20% IF ANY	---
32	NET PLOT AREA (8-10)	3,349.00
33	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
34	PROPOSED - (Not to be deducted)	---
35	INTERNAL ROAD AREA	---
36	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
37	AMENITY SPACE (IF APPLICABLE)	---
38	ADJUSTMENT OF 20% IF ANY	---
39	NET PLOT AREA (8-10)	3,349.00
40	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
41	PROPOSED - (Not to be deducted)	---
42	INTERNAL ROAD AREA	---
43	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
44	AMENITY SPACE (IF APPLICABLE)	---
45	ADJUSTMENT OF 20% IF ANY	---
46	NET PLOT AREA (8-10)	3,349.00
47	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
48	PROPOSED - (Not to be deducted)	---
49	INTERNAL ROAD AREA	---
50	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
51	AMENITY SPACE (IF APPLICABLE)	---
52	ADJUSTMENT OF 20% IF ANY	---
53	NET PLOT AREA (8-10)	3,349.00
54	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
55	PROPOSED - (Not to be deducted)	---
56	INTERNAL ROAD AREA	---
57	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
58	AMENITY SPACE (IF APPLICABLE)	---
59	ADJUSTMENT OF 20% IF ANY	---
60	NET PLOT AREA (8-10)	3,349.00
61	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
62	PROPOSED - (Not to be deducted)	---
63	INTERNAL ROAD AREA	---
64	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
65	AMENITY SPACE (IF APPLICABLE)	---
66	ADJUSTMENT OF 20% IF ANY	---
67	NET PLOT AREA (8-10)	3,349.00
68	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
69	PROPOSED - (Not to be deducted)	---
70	INTERNAL ROAD AREA	---
71	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
72	AMENITY SPACE (IF APPLICABLE)	---
73	ADJUSTMENT OF 20% IF ANY	---
74	NET PLOT AREA (8-10)	3,349.00
75	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
76	PROPOSED - (Not to be deducted)	---
77	INTERNAL ROAD AREA	---
78	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
79	AMENITY SPACE (IF APPLICABLE)	---
80	ADJUSTMENT OF 20% IF ANY	---
81	NET PLOT AREA (8-10)	3,349.00
82	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
83	PROPOSED - (Not to be deducted)	---
84	INTERNAL ROAD AREA	---
85	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
86	AMENITY SPACE (IF APPLICABLE)	---
87	ADJUSTMENT OF 20% IF ANY	---
88	NET PLOT AREA (8-10)	3,349.00
89	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
90	PROPOSED - (Not to be deducted)	---
91	INTERNAL ROAD AREA	---
92	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
93	AMENITY SPACE (IF APPLICABLE)	---
94	ADJUSTMENT OF 20% IF ANY	---
95	NET PLOT AREA (8-10)	3,349.00
96	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
97	PROPOSED - (Not to be deducted)	---
98	INTERNAL ROAD AREA	---
99	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
100	AMENITY SPACE (IF APPLICABLE)	---

AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ.M.)
01	AREA OF PLOT	5,058.00
02	AS PER OWNERSHIP DOCUMENT	5,058.00
03	AS PER MEASUREMENT SHEET	5,058.00
04	AS PER SITE	5,058.00
05	DEDUCTIONS FOR	
(a)	61.00 M. WIDE AREA UNDER ROAD	3,639.00
(b)	27.00 M. WIDE DP. ROAD AREA UNDER ROAD	552.10
(c)	BRIS PARKING AREA	3,001.75
(d)	ADDITIONAL FSI AREA (IF APPLICABLE)	240.14
06	TOTAL (a+b+c+d)	7,435.10
07	INTERNAL ROAD AREA	---
08	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
09	AMENITY SPACE (IF APPLICABLE)	---
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11	NET PLOT AREA (8-10)	3,349.00
12	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
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15	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
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17	ADJUSTMENT OF 20% IF ANY	---
18	NET PLOT AREA (8-10)	3,349.00
19	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
20	PROPOSED - (Not to be deducted)	---
21	INTERNAL ROAD AREA	---
22	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
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26	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
27	PROPOSED - (Not to be deducted)	---
28	INTERNAL ROAD AREA	---
29	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
30	AMENITY SPACE (IF APPLICABLE)	---
31	ADJUSTMENT OF 20% IF ANY	---
32	NET PLOT AREA (8-10)	3,349.00
33	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
34	PROPOSED - (Not to be deducted)	---
35	INTERNAL ROAD AREA	---
36	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
37	AMENITY SPACE (IF APPLICABLE)	---
38	ADJUSTMENT OF 20% IF ANY	---
39	NET PLOT AREA (8-10)	3,349.00
40	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
41	PROPOSED - (Not to be deducted)	---
42	INTERNAL ROAD AREA	---
43	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 100)	3,349.00
4		

No Objection Certificates



पिंपरी चिंचवड महानगरपालिका
पर्यावरण अभियांत्रिकी विभाग
जा. क्र. पर्या/१०/कावि/३४/२०२३
दिनांक - ११/०९/२०२३

प्रति,

मे. गीता बिल्डर्स कंपनी तर्फे श्रीम. गीता प्रेम तिलवानी
द्वारा ला.आ.श्री.विकास अचलकर, पुणे - ४११००४

विषय- पर्यावरण ना हरकत प्रमाणपत्रासाठी पर्यावरण विभागाचा सुधारित पर्यावरण ना-हरकत दाखला देणेबाबत...

संदर्भ - आपले दिनांक ११/०९/२०२३ रोजीचे पत्र

आपण दिनांक ११/०९/२०२३ रोजी पर्यावरण ना हरकत प्रमाणपत्रासाठी जलनिःसारण व्यवस्थेबाबत पर्यावरण विभागाचा सुधारित ना हरकत दाखला मिळणेकामी अर्ज केला आहे. सदर अर्जाची द्धाननी केली असता खालील बाबी आढळून आल्या आहेत.

प्रकल्पाचे नाव	मे. गीता बिल्डर्स कंपनी तर्फे श्रीम. गीता प्रेम तिलवानी		
प्रकल्पाचा पत्ता	मौजे - पिंपरी गाव, सर्वे न. १५५ ड(पै), सिटी सर्वे नं. ५७५८/५(पै)		
ला. आर्किटेक्ट	श्री.विकास अचलकर, पुणे - ४११००४		
पर्यावरण नाहरकत दाखला क्र.	पर्या/१०/कावि/११८/२०२३ दि. २५/०५/२०२३		
मिळकतीचे क्षेत्रफळ (चौ.मी.)	५०५८.००	एकुण बांधकाम क्षेत्र (FSI + NON FSI) (चौ.मी.)	५००००.००
निवासी बांधकाम क्षेत्र (चौ.मी.)	-	वाणिज्य बांधकाम क्षेत्र(चौ.मी.)	३२६४०.६९
एकुण सदनिका - (निवासी)	-	एकुण इमारतींची संख्या	१
-इमारत निहाय सदनिकांची संख्या व वाणिच्या बांधकाम क्षेत्र -			
विल्डींग A वाणिज्य वापर = ३२६४०.६९ चौ.मी.			
आवश्यक पाणीपुरवठा (KLD)	१७३.८९	तयार होणारे मैलापाणी (KLD)	१५६.५०
प्रस्तावित STP ची क्षमता (KLD)	१८५.००	तंत्रज्ञान	MBBR

शासनाच्या पर्यावरण विभागाचे सुधारित पर्यावरण नाहरकत दाखल्यासाठी (Environment Clearance) उपरोक्त प्रमाणे निवासी सदनिका व वाणिज्यिक बांधकामाचे नियोजन आहे.

प्रस्तुत प्रकरणी आपणास कळविणेत येते की, महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांचेकडील Consent to Establish व Consent to Operate घेणे आवश्यक आहे. सदर प्रकल्पासाठी महाराष्ट्र प्रदूषण नियंत्रण मंडळाचे अटी व शर्तीनुसार आवश्यक क्षमतेचा मैलाशुद्धीकरण प्रकल्प बांधणे बंधनकारक असून त्याचे डिझाईन सादर करावे. सदर मैलाशुद्धीकरण केंद्रामध्ये प्रकल्पातील मैलापाणी प्रक्रिया करुन प्रक्रियायुक्त पाणी पिण्या व्यतिरिक्त वापरासाठी, बागकाम व फ्लशिंगकरिता वापरण्यात यावे व प्रक्रियायुक्त पाण्याचा पुनर्वापर करुन उरलेले पाणी मनपाचे अस्तित्वात असलेल्या स्टॉर्म वॉटर लाईनला मनपाची पुर्वपरवानगी घेऊन जोडण्यात यावे.

सबब, आपण सादर केलेल्या अर्जास अनुसरुन व खालील दिलेल्या अटीस अधिन राहून पर्यावरण ना हरकत प्रमाणपत्रासाठी सदरचा ना हरकत देणेत येत आहे.

१. सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी प्राप्त करण्यासाठी करावयाचा आहे.
२. बांधकाम परवानगीसाठी या विभागाकडील ना हरकत दाखला मिळणेसाठी करणेत येणाऱ्या अर्जासोबत मैलाशुद्धीकरण केंद्राच्या डिझाईनसह Adequacy Report सादर करावा.

कार्यकारी अभियंता
पर्यावरण अभियांत्रिकी विभाग
पिंपरी चिंचवड महानगरपालिका



पिंपरी चिंचवड महानगरपालिका

(नागरी व प्रशासकीय सेवेसाठी आयएसओ 9001:2008 प्रमाणपत्र प्राप्त संस्था)

पाणीपुरवठा विभाग, क-क्षेत्रीय कार्यालय, नेहरूनगर, पिंपरी, पुणे - १८.

Email - Cward@pcmcindia.gov.in Website - www.pcmcindia.gov.in

जावक क्र. - कक्षेका/पापु/टे.क्र. ०१ /कावि/157/२०२३

दिनांक - ०६/०६/२०२३

प्रति,

मे.विकास अचलकर,
१२२१, बी/१, ब्रॉगलर परांजपे रोड,
भावे एक्सरे क्लिनिक शेजारी,
एफ.सी.रोड, पुणे

विषय - स.नं. १५५ डी (पै), सि.टी.एस. नं. ५७५८/५ (पै), पिंपरीगाव, पुणे येथील नियोजित
बांधकामासाठी पाणीपुरवठा विभागाकडील पर्यावरण ना हरकत प्रमाणपत्र
दाखला मिळणेबाबत...

संदर्भ - मे.विकास अचलकर, यांचा अर्ज क्रमांक- १०३३२३२४०००१५६८

उपरोक्त विषयांस अनुसरून संदर्भीय पत्रान्वये आपण नियोजित वाणिज्य प्रकल्प मौजे पिंपरी स.नं. १५५ डी (पै), सि.टी.एस. नं. ५७५८/५ (पै), पिंपरीगाव, मे.विकास अचलकर यांच्या प्रस्तावित वाणिज्य प्रकल्पासाठी पर्यावरण ना हरकत प्रमाणपत्रासाठी दाखला मिळणेबाबत अर्ज केला आहे. सदर प्रस्तावित गृहप्रकल्पाचे वाणिज्य क्षेत्र ३२६४०.६९ चौ.मी. करिता एकूण ३७९६५५.०० लि. पाण्याची आवश्यकता आहे. तसेच विकसकाने महापालिकेच्या जलवाहिनीपासून आवश्यक त्या व्यासाची डी.आय.पाईपलाईन त्यांच्या जमिनीखालील टाकीपर्यंत स्वखर्चाने टाकावी लागेल. सदरिल प्रकल्पाचे बांधकाम पूर्ण झालेनंतर मनपामार्फत पाण्याच्या उपलब्धतेनुसार सदर प्रकल्पासाठी पाणीपुरवठा करणेत येईल उर्वरित पाण्याची मागणी आपण पुनर्वापर व पुनर्चक्रीकरण (Recycling & Reuse) करून केलेल्या पाण्याद्वारे पूर्ण करावी. महापालिकेकडील टप्पा क्र. ५ व ६ पूर्ण होईपर्यंत मनपास पूर्ण क्षमतेने पाणीपुरवठा करणे शक्य होणार नाही. याबाबत अपणाकडून दि.१५/०५/२०२३ रोजी हमीपत्र घेण्यात आलेले आहे. हमीपत्रात नमुद केलेप्रमाणे सदनिका धारकांना व गाळे धारकांना मनपा कडील टप्पा क्र. ५ व ६ (भामा आसखेड व आंध्र प्रकल्प) पूर्ण होईपर्यंत आपणामार्फत स्व:खर्चाने पाणीपुरवठा करणेच्या अटी शर्तीस अनुसरून सदरचा पर्यावरण ना हरकत प्रमाणपत्र देण्यात येत आहे. तसेच प्रत्यक्षात बांधकाम परवानगी घेते वेळेस सदर गृहप्रकल्पाबाबत सविस्तर माहिती आपलेकडून मिळणे अपेक्षित आहे व सदरची सविस्तर माहिती मिळालेनंतर बांधकाम परवानगीसाठी वेगळे ना हरकत प्रमाणपत्र देणेत येईल.

कार्यकारी अभियंता,

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



पिंपरी चिंचवड महानगरपालिका
पिंपरी-18, उद्यान/वृक्षसंवर्धन विभाग
क्रमांक/3/कावि/129/2018
दिनांक 30/03/2019

प्रति,
श्रीम. गीता प्रेम तिलवानी
व्दारा-आर्किटेक विकास आचलकर
1221, बी/1, रंगलर परांजपे रोड
भावे एक्स रे क्लिनिक मागे
एफ सी रोड, पुणे-04.

विषय - वृक्षसंवर्धन नाहरकत दाखल्याबाबत.
(बांधकाम परवानगी चालू करण्याकामी)
संदर्भ- 1) आपला दिनांक. 05/06/2018 चा अर्ज.
2) सहा उद्यान अधिक्षक यांचा दिनांक 21/08/2018
रोजीचा पहाणी अहवाल.

आदेश,

सर्व्हे नं.155/डी ,सि.स.न 5758/5, पिंपरी, येथे बांधकाम नियोजित आहे.
दाखल अर्जानुसार जागेचे एकुण क्षेत्रफळ 3600.00 चौ.मी. असून मानांकांप्रमाणे 37
वृक्ष आवश्यक आहेत. जागेची पाहणी केली असता 25 सेमी मध्यवेढी पुढील निरंक वृक्ष
व 25 सेमी मध्यवेढी आतील निरंक वृक्ष आहेत. मानांकानुसार 37 वृक्षांची अनामत
पावती क्र. 921243 दि. 30/03/2019 र.रू.74,000/-बिनव्याजी या कार्यालयात जमा
केलेले आहेत.

सबब सदर ठिकाणी बांधकाम चालू करणे करीताचा दाखला मिळणेकामी या
विभागाकडील नाहरकत दाखला देणेत येत आहे.बांधकाम परवानगी मिळाल्यानंतर काम
चालू करताना बांधकामात झाडे येत असतील तर झाडे काढणेकामी स्वतंत्र प्रस्ताव सादर
करावा.

तसेच सुचित करणेत येते की,बांधकाम पूर्णत्वाचे वेळी सोबतच्या यादीप्रमाणे वृक्ष
लावणेत यावेत.या विभागाकडून वृक्ष लावल्याचे खातरजमा करणेत आले नंतरच
बांधकामपूर्णत्वासाठी या विभागाचा नाहरकत दाखला देणेत येईल.तसेच भरलेली अनामत
तीन वर्षांनंतर झाडांची स्थिती पाहून अलहिदा परत केली जाईल.



Full
वृक्षअधिकारी
पिंपरी चिंचवड महानगरपालिका
पिंपरी-18

Central
Railway



Office of Sr. Divisional Electrical Engineer (TR),
DRM's office Bldg., RBM Rd.,
Next to Hotel Grand Sheraton,
Pune-411001
E-Mail: srdeetrpunecrly@gmail.com
Phone: Rly: 013-55150,
BSNL: 020-26059089, 020-26105150

संख्या: No: L. TR. PA/104/NOC/PCMC/Geeta_Builders/2023

Date: 13.07.2023

**Executive Engineer,
Building Permission and Department,
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune 411018.**

विषय Provisional NOC for building construction work at near Railway's 110 KV Transmission line at मौजे पिंपरीगांव S. No. 155 D (P), CTS No: 5758/5 (P), Dist-Pune.

मौजे पिंपरीगांव स. न. १५५ डी (पै), सि.स.नं. ५७५८ पै ,या भुखंडावर मे. गिता बिल्डर्स कंपनी तर्फे सौ. गिता प्रेम तिलवानी यांनी बांधकाम परवानगी मिलणेकामी प्रकरण सादर केलेले आहे. सदर भुखंडाचे जागेमधुन बांधकाम वापरची ११० KV ट्रांसमिशन एच. टी. लाइनच्या जवळ बांधकामसाठी रेल्वेचा नाहरकत दाखला मिलनेबाबत.

- संदर्भ
1. पिंपरी चिंचवड महानगरपालिका पिंपरी ,पुणे - ४११०१८ बांधकाम परवानगी व अनधिकृत बांधकाम नियंत्रण विभाग क्र-. बीपी/कावि/पिंपरी/२६७/२०२३ दिनांक- २२/०५/२०२३
 2. Office Note of SrDEE (TR) office letter No:
L. TR. PA/104/NOC/PCMC/Geeta_Builders/2023 dated 11.07.2023
 3. SSE/TRD/CCH's feasibility report letter No.L.PSI.CCH.123 dated 08.07.2023.
 4. Drawing sketch No. L.TR.PA.221 (104) dated 13.07.2023

Proposal for issue of Provisional NOC for sanction of Building construction at मौजे पिंपरीगांव स. न. १५५ डी (पै), सि.स.नं. ५७५८ पै ,या भुखंडावर मे. गिता बिल्डर्स कंपनी तर्फे सौ. गिता प्रेम तिलवानी यांनी बांधकाम परवानगी मिलणे कामी प्रकरण सादर केलेले आहे. सदर भुखंडाचे जागेमधुन बांधकाम वापरची ११० KV ट्रांसमिशन एच. टी. लाइनच्या जवळ बांधकामसाठी रेल्वेचा नाहरकत दाखला मिलनेबाबत .

Proposal of Provisional NOC from Railways for construction of building near Railway's 110 KV transmission line (SE-I) at मौजे पिंपरीगांव S. No. 155 D (P), CTS No: 5758/5 (P), Dist-Pune was received on date 22.05.2023 from पिंपरी चिंचवड महानगरपालिका पिंपरी ,पुणे - ४११०१८ addressed to Sr. DEE (TR), Pune enclosed with letter No. referred above at Sr. No.1 (For Mrs. Geeta Prem Tilwani, M/s Geeta Builders, Through Naidu Vikas Achalkar) has been scrutinized at this office in line with 'Para 80 of Indian Electricity Rule' and Para '20922 Clearances, IRC 32-1969 of 'The Indian Road Congress' (Road Safety Guidelines) and Sag- AC TRACTION MANUAL-VOLUME -II,PART-I'.



Provisional NOC for building construction at

मौजे पिंपरीगांव स. न. १५५ डी (पै), सि.स.नं. ५७५८ पै ,या भुखंडावर मे. गिता बिल्डर्स कंपनी तर्फे सौ. गिता प्रेम तिलवानी सदर भुखंडाचे जागेमधुन बांधकाम वापरची ११० KV ट्रांसमिशन एच. टीलाइनच्या जवळ बांधकामसाठी रेल्वेचा नाहरकत दाखला मिलनेबाबत is issued subject to strict adherence to following conditions.

- 1.0 No damage should be caused to HT line during construction work. Damage if caused to HT line during work, will be got repaired by Railways and cost of the repair have to be borne by the owner of the project.
- 2.0 The plot is between Railway's T. No. 110/1T2,110/2 and 110/3 on 110KV SE-I line at Pimpri S. No. 155 D (P), CTS No: 5758/5 (P), Dist-Pune. At present as per Drawing/Sketch No. L.TR.PA.221 (104) no tower is falling in the proposed plot.
- 3.0 No construction, temporary extension, tree plantation, swimming pool etc. should be carried out above the ground level under/near the transmission line conductors bay as shown in the Drawing/Sketch No. L.TR.PA.221(104) and having signature and stamp of Railway Authorities.
- 4.0 Minimum Horizontal clearance of 11.0 meter from centre of HT line of the proposed building as marked and shown on the Drawing/Sketch No. L.TR.PA.221(104) to be strictly maintained during and after the construction work.
- 5.0 The HT bay of 11.0 meter from the centre line of HT conductor to the building control line as shown in the submitted Drawing/Sketch No. L.TR.PA.221 (104) has to be kept as open space.
- 6.0 Minimum vertical Clearance of 11.3 meter between ground level and lowest HT conductor at maximum sag passing through the plot available at this stage should always be strictly maintained during and after the construction work.
- 7.0 Free and easy access should be made available for Railway staff and vehicles to do the inspection/maintenance of 110 KV transmission lines as and when required.
- 8.0 Entrance gate capable to entry of heavy vehicle at end of plot should be provided for maintenance of line inside your premises.
- 9.0 Any damage to the constructed building or men at the time of maintenance of 110KV transmission line in their premises, Railway will not be responsible and no compensation will be granted from Railway.
- 10.0 If any existing towers in the premises require any repair or replacement, the adequate space should be spared for erection of new tower.
- 11.0 To protect the transmission line tower in the said premises if any, a retaining wall should be provided on all four sides of tower.
- 12.0 No construction other than the approved plan from PCMC should be constructed which will cause harm to transmission line.
- 13.0 No earth filling should be done below transmission lines above ground level, which will reduce the existing ground clearances.
- 14.0 Once the buildings are sold, the responsibility of the above conditions shall lie with the residential association or any other body that take over the management of this building complex. This shall be a part of the handing over agreement between promoter/builder and residents association or any other body.
- 15.0 Final NOC is must before issue of **Completion Certificate**.


13/1/2023

- 16.0 Court orders in this connection if issued in existence or in future will be binding on the owner/builder/developer or any other body that take over the management of this building complex.
- 17.0 Adequate safety precautions to be taken while executing the work, so that any damage or unusual incidence is not taken place. If so, it will be responsibility of builder/developers. Railway will not in any case be responsible for any human or other losses.
- 18.0 Railway has right to inspect the work site at any time during and after construction to ensure the safety of transmission line and its assets.

Please acknowledge the receipt.

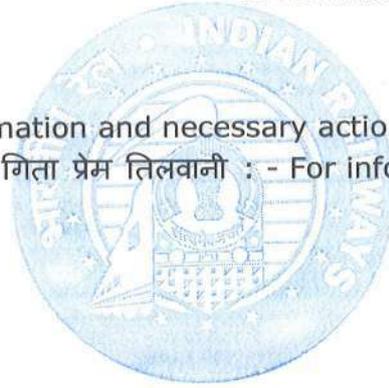
Encl: - **Drawing/Sketch No. L.TR.PA.221 (104)**

Handwritten signature in blue ink, followed by the date 13/07/23.

(N. H. Maheshwari)
Sr. Divisional Electrical Engineer (TR), Pune

C/- SSE/TRD/CCH: - For information and necessary action.

C/- मे. गिता बिल्डर्स कंपनी तर्फे सौ. गिता प्रेम तिलवानी : - For information please.





MONARCH SURVEYORS AND ENGINEERING CONSULTANTS PVT. LTD.

CIN No. : U45203PN1999PTC013830

MONARCH/PMC MONARCH/PMC-AAI/AN_10519
SHOP ACT LICENSE No. 1831000311939271

Date - 19/08/2022

To,
Company Name - Geeta Builders Company
Owner - Mrs. Geeta Prem Tilwani

Survey No. 155, D.CTN 5758/5, Near PCMC Office, Ambedkar Chowk,
Village - Pimpri, Taluka - Haveli, District - Pune - 411018

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

Your Application dated 16/08/2022
Survey No. 155, D.CTN 5758/5, Near PCMC Office, Ambedkar Chowk,
Village - Pimpri, Taluka - Haveli, District - Pune - 411018

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

**For Monarch Surveyors & Engineering
Consultants Pvt.Ltd.**



Enclosure:

- i) Annexure - I
- ii) Toposheet for reference purpose only.
- iii) Survey of India Receipt number 8020 dated 16/8/22 has
been enclosed for evidence of topo sheet purchase which is
Annexure 02.

Page 1 of 3

MON 006

Regd. Office : 'Rujeta' Apts., 67 Panmala, Sinhagad Road, Pune - 411 030 India Tel : 020 - 24327221 / 228, 24330432 / 24330071
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MONARCH SURVEYORS AND ENGINEERING CONSULTANTS PVT. LTD.

CIN No. : U45203PN1999PTC013830

MONARCH/PMC MONARCH/PMC-AAI/AN_10519
SHOP ACT LICENSE No. 1831000311939271

Date -19/08/2022

Annexure - I

Sr. No	Description of Pillars	Co-ordinates (in WGS-84)		AMSLL, height of Co-ordinates given in column(C) in meters	Aerial Distance between Co-ordinates given in column (C) and ARP of NDA, Pune	Aerial Distance between Co-ordinates given in column (C) and ARP of ARP LOHEGAON, Pune	Remarks
		Latitude	Longitude				
(A)	(B)	(C)		(D)	(E)	(F)	(G)
1	Point No. P1 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 37' 37.84"	73° 48' 18.96"	576.3	17.3 Km	13.0 Km	
2	Point No. P2 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 37' 38.84"	73° 48' 20.32"	576.1	17.3 Km	13.0 Km	
3	Point No. P3 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 37' 36.97"	73° 48' 21.86"	578.4	17.3 Km	12.9 Km	
4	Point No. P4 :- Differential GPS Observation taken on Ground IN STATIC mode	18° 37' 35.87"	73° 48' 20.69"	576.9	17.3 Km	12.9 Km	



Page 2 of 3

MON 005

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MONARCH/PMC MONARCH/PMC-AAI/AN_10519

SHOP ACT LICENSE No. 1831000311939271

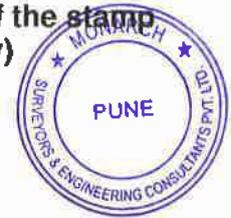
Date - 19/08/2022

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

For Monarch Surveyors & Engineering Consultants Pvt.Ltd.


Director

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



Page 3 of 3

MON 005

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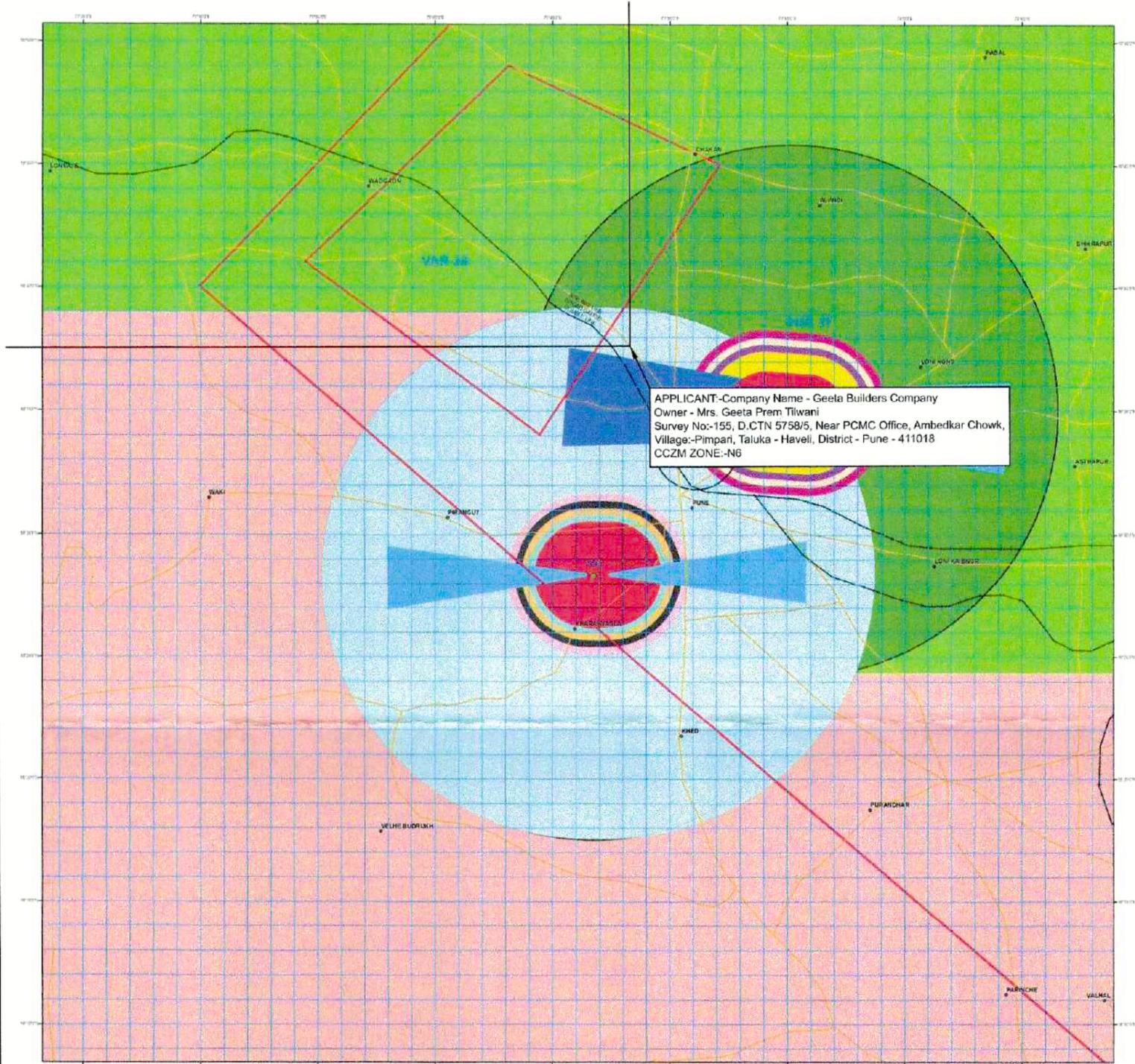
● NAGPUR



COLOUR CODED ZONING MAP

AIR FORCE STATION PUNE & NDA

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



LEGENDS

- ARP PUNE & NDA
- RAILWAY LINE
- ROAD

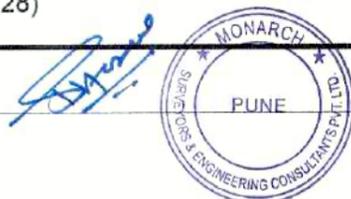
- DANGER AREA
- RESTRICTED AREA
- CCZM GRID

LEGENDS FOR PUNE

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

LEGENDS FOR NDA

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



MONARCH/PMC-AAI/AN_10519

DISTANCE FROM SITE TO LOHEGAON ARP AND NEAREST PERIMETER OF INDIAN AIR FORCE LOHEGAON

APPLICANT NAME -Company Name - Geeta Builders Company Owner - Mrs. Geeta Prem Tilwani

PLOT DETAILS -Survey No-155, D.CTN 5758/5, Near PCMC Office, Ambedkar Chowk,

Village -Pimpari, Taluka - Haveli, District - Pune - 411018



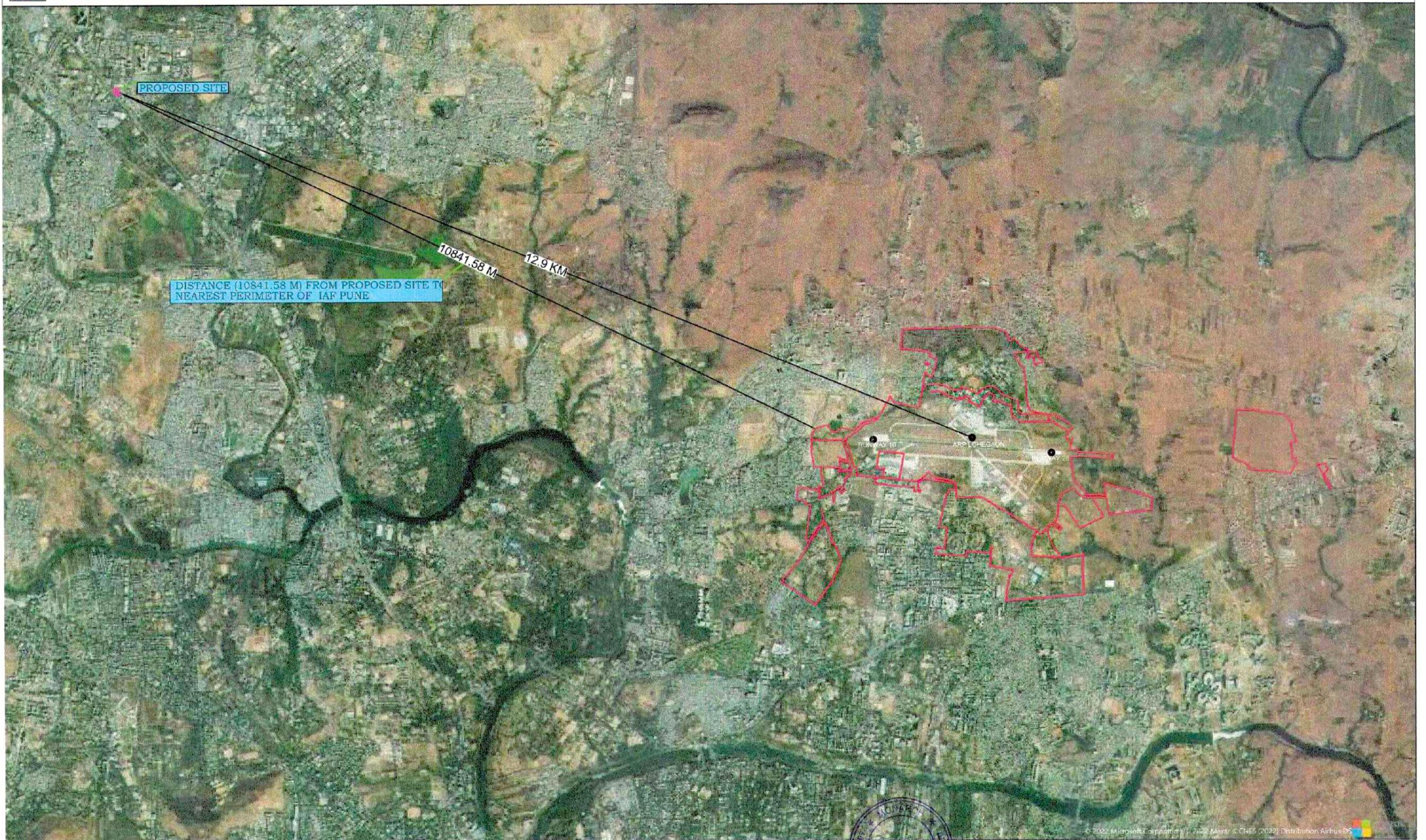
SCALE - NTS

MONARCH/PMC-AAI/AN_10519

DISTANCE FROM PROPOSED SITE TO LOHEGAON = 12.9 KM

DISTANCE FROM PROPOSED SITE TO THE NEAREST PERIMETER OF IAF PUNE =10841.58 METER

INDIAN AIR FORCE PUNE BOUNDARY



Signature
MONARCH & ENGINEERING CONSULTANTS PVT. LTD.
PUNE



नियत के लिए नहीं NOT FOR EXPORT

OPEN SERIES MAP

No. E43H14

Scale 1:50,000

E43H9 (47F/9)	E43H13 (47F/13)	E43I1 (47J/1)
E43H10 (47F/10)	E43H14 (47F/14) Pune MAHARASHTRA	E43I2 (47J/2)
E43H11 (47F/11)	E43H15 (47F/15)	E43I3 (47J/3)

1 Raygad, MAHARASHTRA
2 Ahmadnagar, MAHARASHTRA

भारतीय सर्वेक्षण विभाग SURVEY OF INDIA

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CONVENTIONAL SYMBOLS

Express highway; with toll; with bridge; with distance stone	
Roads, metalled; according to importance	
Unmetalled road; Cart-track; Pack-track with path; Foot-path	
Streams; with track in bed; unforded; Canal	
Dams; masonry or rock-filled; earthwork; Weir	
River; dry with water channel; with island & rocks; Tidal river	
Submerged rocks; Shoal; Swamp; Reeds	
Wells; lined; unlined; Tube-well; Spring; Tanks; perennial; dry	
Embankments; road or rail; tank; Broken ground	
Railways; broad gauge; double; single with station; under constn.	
Railways; other gauges; double; single with distance stone; do.	
Mineral line or tramway; Kin. Cutting with tunnel	
Contours with sub-features; Rocky slopes; Cliffs	
Sand features; (1)flat; (2)sand-hills(permanent); (3)unesifting	
Towns or Villages; inhabited; deserted; Fort	
Huts; permanent; temporary; Tower; Antiquities	
Temple; Chhatra; Church; Mosque; Idgah; Tomb; Graves	
Lighthouse; Lightship; Buoys; lighted; unlighted; Anchorage	
Mine; Vine on trellis; Grass; Scrub	
Palms; palmiya; other; Plantain; Conifer; Bamboo; Other trees	
Areas; cultivated; wooded; Surveyed tree	
Boundary; international	
state; demarcated; undemarcated	
Boundary pillars; surveyor; uncoloured	
Heights; triangulated; station; point; approximate	
Bench-mark; geodetic; tertiary; canal	
Post office; Overhead line	
Rest house or inspection bungalow; Circuit house; Police station	
Camping ground; Forest; reserved; protected	
Spaced names; administrative; locality or tribal	
Hospital; Dispensary; Veterinary Hospital / Dispensary	
Aerodrome; Helipad; Tourist site	
Power line; with pylons surveyed; with poles unsurveyed	

REFERENCES

NH 4 National Highway No. 4 NH 9 National Highway No. 9
NH 50 National Highway No. 50

NOTES

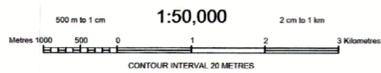
Heights are in metres and above Indian mean sea level.
Contours are approximate.
A relative height, e.g., 50 represents the approximate height, in metres, between the top and bottom of a steep slope.
Tube-wells are numerous throughout the sheet, only the important ones have been shown.
Unmetalled roads and cart-tracks in this sheet are generally motorable in dry season. Permission to use those along canals is required from Irrigation authorities.
Tanks shown dry, in this area usually contain water from July to December.
Battle field in this sheet has been shown thus: X

COMPILATION INDEX

A. Surveyed during 2000-01

Projection - UTM Datum - WGS 84

Magnetic Variation from True North about 1° West in 2005.
(Decreasing by about 1' annually)



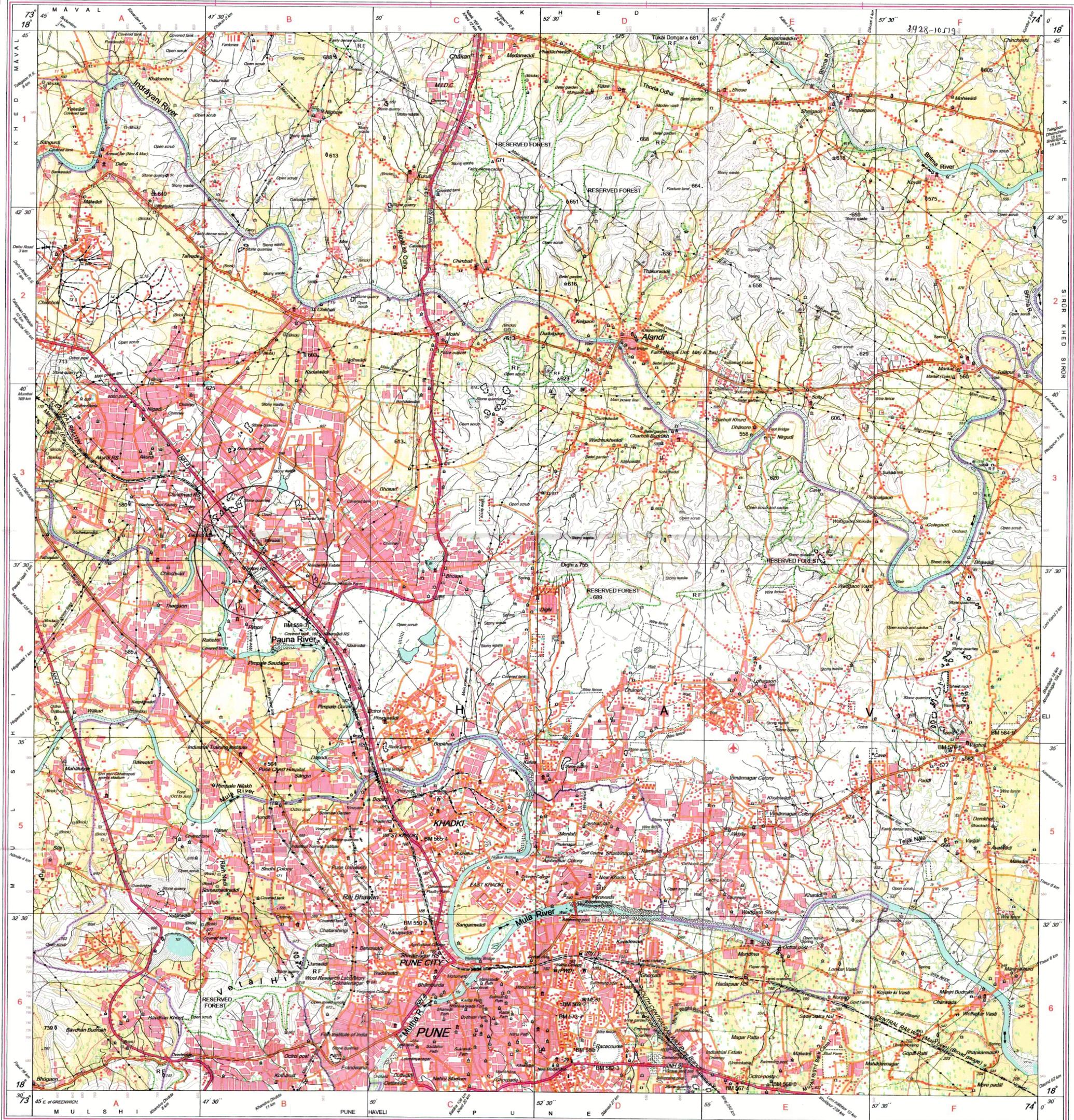
For further details about this map, please contact

Director
Maharashtra & Goa Geo-Spatial Data Centre
Survey of India, Phule Nagar, Andri Road
Pune.

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Published under the direction of Swarna Subba Rao, B.E., Surveyor General of India,
Survey of India, Hattisar Estate, Post Box No. 37, Dehra Dun-248001 (Uttarakhand)
Department of Science & Technology, Government of India.



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THIS TOPOSHEET HAS BEEN PURCHASED

FOR IAF NOC PURPOSE ONLY

Date: 11th Sep 2023

To,
M/s. Geeta Builders
at shop No .05,Pooja Apartment , Tanaji Nagar Chinchwad Pune -411033

Sub: - Facilitating Solid Waste Management at your Commercial/Residential "24 Wallstreet"
situated Survey No 155d , CTS No 5758/5 , Pimpri Waghere, Pune, 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 & non-recyclables: **733 Kg/Day, E Waste - 16 Kg/Day**) from your registered project "**24 Wallstreet**" situated Survey No 155d , CTS No 5758/5 , Pimpri Waghere, Pune, 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: 707 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.
Assuring you the best of our services.

Thanking You,

For **SWaCH Pune Seva Sahakari Sanstha Ltd**

R. Maawane



Authorized Signatory

Date: 11th Sep 2023



महाराष्ट्र MAHARASHTRA

2023

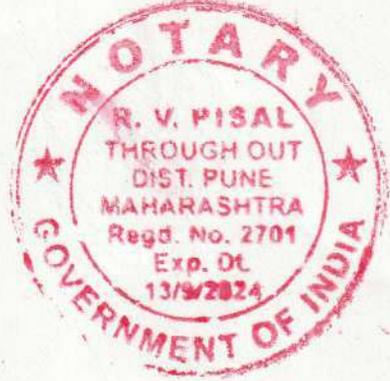
CB 360768

या कारणासाठी व्यक्ती मुद्रांक खरीदी केल्या त्याच कारणासाठी
मुद्रांक खरेदी केल्याप्रमाणे ही महिन्यात वापरणे बंधनकारक आहे.
अनु. क्र. 30499 दि. 11/9/2023 मु.सु. रक्कम . 500/-
दस्तावाचा प्रकार Agreement
दस्त भादणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नाव Beeta Baldes
पत्ता Tanaji Nagar Chichwad Pune.
दुसऱ्या पक्षकाराचे नाव Swach Plus Sewer Sehaakar
इसते व्यक्तीचे नाव व पत्ता Vishal Patil Pune



मौ. मंगल अरुण नेवसे
रॉयल कॉडर
परवाना क्र. 2201101
मॉर अं. 22 खंड सिटी कायदा 19





Rhawan

AGREEMENT

This Agreement ("Agreement") is entered into as on 11/09/2023

Between

M/s. Geeta Builders , a registered Partnership Firm having its registered office at shop No .05,Pooja Apartment , Tanaji Nagar Chinchwad Pune -411033 (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"),

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of **Proposed Residential & Commercial Project – "24 Wallstreet Survey No 155d , CTS No 5758/5 , Pimpri Waghere, Pune, Maharashtra.** (herein after referred to as the "said Site").

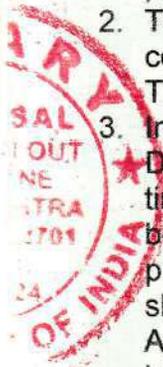
AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

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- 733 Kg/Day, E waste- 16 Kg / Day**) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. **Notices:** Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
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. Geeta Builders.

Through

SWaCH Cooperative,

Poonam V. Sonawale
Through



[Signature]
(Developer)



[Signature]
(Party No. 2)

11 SEP 2023



[Signature]
[Signature]

BEFORE ME

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



Noted and Registered

at Sr. No. 2696/23
Date: 11 SEP 2023

11 SEP 2023