

Darshana Rane <darshana.rane@puraniks.co>

6/18/2024 11:42 AM

Six Monthly Compliance Report Submission_Puraniks Abitante Fiore_PURANIK BUILDCON PVT. LTD.

To ecompliance-mh@gov.in • apccfcentral-ngp-mef@gov.in • psec.env@maharashtra.gov.in •
sropune2@mpcb.gov.in • prasoon.cpcb@nic.in Copy ameeta@puraniks.in Blind copy
Ecobex <team.ecobex@gmail.com>

Sir/Madam,

Please find attached six monthly compliance report (Period – October 2023 to March 2024) for proposed residential project 'Puraniks Abitante Fiore' at survey numbers 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 Village: Bavdhan (BK), Taluka: Mulshi, District: Pune, State: Maharashtra by PURANIK BUILDCON PVT. LTD.

(Amended EC Identification No. - EC22B039MH164653_File No. SIA/MH/MIS/70262/2021 dated 30/09/2022)

Regards,

Darshana Gawde

Senior Executive - Environment

Puranik Builders Ltd.

- [June 2024_Puraniks Abitante Fiore_Compliance Report.pdf \(19 MB\)](#)

Date: 20/05/2024

To,
**Ministry of Environment, Forest & Climate Change,
Regional office (WCZ),
Ground Floor, East wing, New Secretariat Building,
Civil Lines, Nagpur 440 001**

Sub: Submission of Six-Monthly Compliance Report for residential project 'Puraniks Abitante Fiore' (Earlier known as Puraniks Abitante Phase II' at survey numbers 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 Village: Bavdhan (BK), Taluka: Mulshi, District: Pune, State: Maharashtra

Ref: 1. Amended Environment Clearance Identification No. - EC22B039MH164653 dated 30/09/2022 (File No. - SIA/MH/MIS/70262/2021)
2. Environment Clearance letter vide No. SEIAA-EC-0000002301 dated 15th January 2020

Dear Sir,

This is with reference to Environmental Clearance Letter vide No. EC22B039MH164653 dated 30/09/2022 from SEIAA, Maharashtra.

We are enclosing herewith the Six-Monthly Compliance report (from October 2023 to March 2024) along with current status of project, dully filed data sheet and monitoring reports.

Thanking you,
Yours faithfully,

FOR, PURANIK BUILDCON PVT. LTD

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Authorized Signatory

Cc:

1. SEIAA, Environment Department, Mantralaya, Mumbai
2. Regional Office, Maharashtra Pollution Control Board, Pune
3. Zonal office CPCB, Vadodara

Date: 20/05/2024

To,
Member Secretary
State Environment Impact Assessment Authority (SEIAA),
Environment Department,
Mantralaya, Mumbai – 400032

Sub: Submission of Six-Monthly Compliance Report for residential project ‘Puranika Abitante Fiore’ (Earlier known as Puranika Abitante Phase II’ at survey numbers 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 Village: Bavdhan (BK), Taluka: Mulshi, District: Pune, State: Maharashtra

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Cc:

1. Regional Office, Ministry of Environment, Forest & Climate Change
2. Regional Office, Maharashtra Pollution Control Board, Pune
3. Zonal office CPCB, Vadodara

Date: 20/05/2024

To,
Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th floor,
Road No. 8, Opp. PVR Theater,
Sion Circle, Mumbai,
Maharashtra 400022

Sub: Submission of Six-Monthly Compliance Report for residential project 'Puranika Abitante Fiore' (Earlier known as Puranika Abitante Phase II' at survey numbers 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 Village: Bavdhan (BK), Taluka: Mulshi, District: Pune, State: Maharashtra

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Cc:

1. Regional Office, Ministry of Environment, Forest & Climate Change
2. SEIAA, Environment Department, Mantralaya, Mumbai
3. Zonal office CPCB, Vadodara

Date: 20/05/2024

To,
Regional Director,
Central Pollution Control Board
Parivesh Bhawan, Opp.
VMC Ward Office No. 10,
Subhanpura, Vadodara-390 023

Sub: Submission of Six-Monthly Compliance Report for residential project 'Puraniks Abitante Fiore' (Earlier known as Puraniks Abitante Phase II' at survey numbers 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 Village: Bavdhan (BK), Taluka: Mulshi, District: Pune, State: Maharashtra

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Cc:

1. Regional Office, Ministry of Environment, Forest & Climate Change
2. SEIAA, Environment Department, Mantralaya, Mumbai
3. Regional Office, Maharashtra Pollution Control Board, Pune

COMPLIANCE REPORT

(OCTOBER 2023 TO MARCH 2024)

For

PROPOSED RESIDENTIAL PROJECT “PURANIK ABITANTE II”

(Amended EC Identification No. - EC22B039MH164653 File No. -
SIA/MH/MIS/70262/2021 dated 30/09/2022

Earlier EC Vide No. SEIAA EC-0000002301 Dated 15.01.2020)

At

Survey numbers 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7,
235/1, 235/2/A, 235/2/B & 244/2 at- Bavdhan (BK), Tal- Mulshi, Dist.
Pune, Maharashtra

Proposed By

PURANIK BUILDCON PVT. LTD.

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DATA SHEET

Project Details

Sr. No.	Particulars	Details
1	Project type: River- valley/mining /Industry/Thermal/Nuclear/other(specify)	Building and Construction Project
2	Name of the Project	Proposed Residential project "PURANIK ABITANTE PHASE II"
3	Clearance letter(s)/OM and Date	Amended EC vide Identification No. - EC22B039MH164653 File No. - SIA/MH/MIS/70262/2021 dated 30/09/2022 EC Vide No. SEIAA EC-0000002301 Dated 15.01.2020
4	Location	S. No. 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at- Bavdhan (BK), Tal-Mulshi, Dist. Pune, Maharashtra
	a) District(s)	Pune
	b) State(s)	Maharashtra
	c) Latitude/Longitude	N 18°32'06.30" E 73°50'23.44"
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Anil Mohite Puraniks Abitante Fiore, Near Crystal Honda showroom, Uttam Nagar, Bavdhan, Pune, Maharashtra 411021
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Mr. Haresh Barmukh Puraniks Abitante Fiore, Near Crystal Honda showroom, Uttam Nagar, Bavdhan, Pune, Maharashtra 411021
6	Salient features	
	a) of the Project	Refer Annexure III
	b) of the Environmental Management Plan	<ul style="list-style-type: none"> • 3 STP's of total 1260 KLD capacity • Solar Hot water system will be provided for each building • Rain Water Harvesting through recharge pits and Rain water harvesting Tanks • Solid waste management: Biodegradable waste will be treated in OWC. Dry waste will be handed over to SWACH
7	Break up of the project area	
	a) submergence area: forest & non-	NA

	forest	
	b) Others	Total Plot area:1,25,897 m ²
		FSI area 1,38,378.06 m ²
		Non FSI area 64,752.21 m ²
		Total Construction Area 2,03,130.27m ²
		<i>SEIAA decided to grant EC for FSI: 127298.28 m², Non FSI: 64,752.21 m², Total BUA – 192050.49 m²(Plan approval No. BMU/Mou. Bavdhan Bu./S.no.233/1 & others/CR368/21-22, dated 15.09.2022). (FSI restricted as per approval and Non-FSI as per appraisal)</i>
8	Break up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/	
	a) SC, ST / Adivasis	N.A.
9	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.618.60 Crore
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (Including DMP) Rs. 1965 Lakhs
		Operation & Maintenance Cost (Including DMP) Rs. 194 Lakhs
		Environmental Budget during construction Phase: Rs. 94 Lakhs/year
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.
	e) Actual expenditure incurred on the environmental management plans so far	
10	Forest land requirement	No Forest Land Required.
	a) The status of approval for diversion of forest land for non-forestry use	N.A.
	b) The status of clearing felling	N.A.
	c) The status of compensatory	N.A.

	d) afforestation, if any	N.A.
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12	Status of construction	
	a) Date commencement (Actual and/or planned)	Feb 2021
	b) Date of completion (Actual and/or planned)	Dec 2025
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	-
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	

CURRENT STATUS OF PROJECT

PRESENT STATUS OF RESIDENTIAL PROJECT “PURANIK ABITANTE PHASE II” S. No. 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at- Bavdhan (BK), Tal- Mulshi, Dist. Pune, Maharashtra

S. No.	Bldg. No. & Name as per EC dt. 30.09.2022	Status of Construction
1	Bldg. A	P1+P2 + 22 floors completed
2	Bldg. B	UP+P1+P2 + 22 floors completed
3	Bldg. C	LP+UP+P1 + 18 floors completed
4	Bldg. D	LP+UP+P1 +16 floors completed
5	Bldg. E	LP+UP+P1 + 2 floors completed
6	Bldg. F	UP+P1+P2+1 floor completed
7	Bldg. G	UP+P1+P2 +6 floors completed
8	Bldg. H	Foundation partly completed
9	Bldg. I	Excavation in Progress
10	Bldg. J	Excavation in Progress
11	Bldg. K	Construction not initiated
12	Bldg. L	Construction not initiated
13	Bldg. M	Construction not initiated

SITE PHOTOGRAPHS

BUILDING A



BUILDING B



BUILDING C



BUILDING D



BUILDING E



BUILDING F



BUILDING G



BUILDING H



BUILDING I-J



***COMPLIANCE TO EC
CONDITIONS***

**COMPLIANCE TO EC CONDITIONS VIDE AMENDED EC IDENTIFICATION NO. -
EC22B039MH164653 FILE NO. - SIA/MH/MIS/70262/2021 DATED 30/09/2022**

SPECIFIC CONDITIONS		
A. SEAC CONDITIONS		
Sr. No.	Conditions	Compliance
1.	PP to submit Certified Compliance report from Regional office MoEF&CC Nagpur.	Noted and shall be complied.
2.	PP to ensure that proper drop arrangement shall be provided to the connecting manhole of planning authority.	Noted and shall be complied.
3.	PP to submit the HT NOC.	Noted and shall be complied.
4.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted and shall be complied.
5.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted and shall be complied. We will not use drinking water for construction purpose. We will use only recycled water or tanker water for proposed construction.
B. SEIAA CONDITIONS		
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and we shall comply the same. We will keep open space unpaved to ensure permeability of water. Also, we will provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement
2.	PP to achieve at least 5 % of total energy requirement from Solar/other renewable Sources.	Noted and shall be complied.
3.	PP shall comply with standard EC conditions mentioned in the Office Memorandum issue by MoEF& CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019.	All the standard EC conditions mentioned in the Office Memorandum issue by MoEF & CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019 are noted and complied.
4.	SEIAA after deliberation decided to	Noted. Amended CC from PMRDA is

	grant EC for – FSI: 127298.28 m ² , Non FSI: 64,752.21 m ² , Total BUA – 192050.49 m ² (Plan approval No. BMU/Mou. Bavdhan Bu./S. no. 233/1 & others/CR368/21-22, dated 15.09.2022). (FSI restricted as per approval and Non-FSI as per appraisal)	attached.
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.	Noted and shall be complied. Solid waste generated will be properly collected and segregated. Wet garbage will be treated in OWC. Dry/inert solid waste will be handed over to Authorized Recycler.
(ii)	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted and shall be complied. The muck will be disposed off at site. All safety precautions have been taken by the PP. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures are proposed. Re-utilization strategy for construction debris is followed.
(iii)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted and shall be complied. No hazardous waste will be generated in this activity. However, the disposal of the same shall be done as per CPCB /MBCB norms applicable to hazardous waste.
(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	Noted and shall be complied. Adequate drinking water and temporary sanitation with separate toilets with septic tanks, soak pits for ladies and gents are provided.

	generated during the construction phase should be ensured.	The waste generated from the labour will be mostly household waste which is collected and handed over to Authorized Recycler.
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and shall be complied. The Storm water drains and sewer lines will be provided separately on site. This arrangement shall ensure that storm water and sewage will not mix. The excess treated waste water will be disposed in Municipal Sewer lines through sewer lines.
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted and shall be complied. Water demand during construction will 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.	Noted and shall be complied. We have tested Soil and Ground water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and ground water. The Monitoring Report are attached as Annexure VII As regards to consultation with ground water authority, we are not using ground water for construction purpose or during operation phase.
(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.	We are not using ground water for construction/operation purpose. As such permission from CGWB is not obtained.
(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	Noted We will provide water efficient sanitary fixtures for showers, toilet flushing and drinking should be of low flow either by

	control.	use of aerators or pressure reducing devices or sensor-based control.
(x)	The Energy Conservation Building Code shall be strictly adhered to.	Noted and shall be complied. We will follow the prescriptive requirement specified in Energy Conservation Building Code. The buildings are not air-conditioned. We have used 6" AAC blocks (Autoclaved Aerated Concrete Blocks) and additional 2" of plaster resulting in the U value of 0.56 w/m ² 0k for the effective insulation against the Heat gain.
(xi)	All the topsoil excavated during the construction activities should be stored for use in horticulture/ landscape development within the project site.	Top layer of soil will be reused for the development of green belt.
(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.	Natural drainage system of area will not be disturbed. The construction will be done by taking advantage of natural contour.
(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.	We have tested Soil and Ground water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and ground water. The Monitoring Report are attached as Annexure VII
(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.	All the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 are followed. RG area proposed to be provided is 8322.98 m ² . Existing trees on plot are 45 nos. and No. of trees to be planted is 920 nos. Numbers of trees to be transplanted is 37 nos. for cutting 8 nos. of trees.
(xv)	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should	DG set will be provided on site during construction phase. The D. G. set shall be of

	conform to Environments (Protection) Rules prescribed for air and noise emission standards.	enclosed type and as per CPCB norms.
(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.	Noted and complied Vehicles hired for transportation of Raw material are complying with the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicles are 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.	The noise levels as well as air pollution are monitored regularly from MoEF recognized laboratory. Copy of reports is attached as Annexure VII
(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 DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set will be provided on site. We will comply to above & make necessary arrangements. The DG sets will be provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986. The stack heights shall be as per MPCB prescribed norms.
(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 Environmental cell/	The Project In-charge and supervisors will be trained in Environmental Management measures.

	Designated person.	
(b) Operation Phase		
(i)	<p>(a) The solid waste generated should be properly collected and segregated.</p> <p>(b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises.</p> <p>(c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<p>Noted and shall be complied.</p> <p>Solid waste generated will be properly collected and segregated.</p> <p>Wet garbage will be treated in OWC</p> <p>The solid waste generated will be properly collected, Segregated. Dry/inert solid waste will be disposed through Authorized Recycler.</p>
(ii)	E-waste shall be disposed through authorized vendor as per E-waste (Management and handling) rules, 2016.	E-Waste generated from Household will be disposed through authorized vendor.
(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 Ministry before the project is commissioned for operation.</p> <p>Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done.</p> <p>Necessary measures should be made to mitigate the odour problem from STP.</p> <p>(b) PP to give 100 % treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.</p>	<p>3 STP's of total capacity 1260 KLD will be provided.</p> <p>Sewage will be treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose.</p> <p>We will provide dual plumbing system to recycle the treated water for flushing purpose.</p> <p>We will design STP's as per standards prescribed by Maharashtra Pollution Control Board.</p>
(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,	Noted and we shall provide STP, MSW disposal facility at site. Trees will be planted after construction of building along with balanced site development.

	<p>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.</p>	<p>RG area proposed to be provided is 8322.98 m². Existing trees on plot are 45 nos. and No. of trees to be planted is 920 nos. Numbers of trees to be transplanted is 37 nos. for cutting 8 nos. of trees.</p> <p>We have obtained Consent to Establish for EXPANSION from MPCB Vide No. Format 1.0/CAC-CELL/ UAN No.0000154273/CE/2403002485 dated 23.03.2024. Copy attached as Annexure II.</p> <p>We have obtained Consent to Establish from MPCB Vide No. Format 1.0/CACCELL/UAN No.0000093653/CE-2011000783 dated 12.11.2020. Copy attached as Annexure II.</p>
(v)	<p>The occupancy Certificate shall be issued by the local Planning Authority to the project only after personally ensuring the sustained water availability, connectivity of sewer line to the project site and proper disposal of water as per environmental norms.</p>	<p>Noted</p>
(vi)	<p>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.</p>	<p>Entry & Exit to the proposed project are located in such way that it won't affect traffic on the adjoining roads.</p> <p>Also, sufficient parking space has been proposed to be provided.</p>
(vii)	<p>PP to provide adequate electric charging points for electric vehicles (EVs).</p>	<p>Noted and shall be complied.</p>
(viii)	<p>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</p>	<p>RG area proposed to be provided is 8322.98 m². Existing trees on plot are 45 nos. and No. of trees to be planted is 920 nos. Numbers of trees to be transplanted is 37 nos. for cutting 8 nos. of trees.</p> <p>The tree species of local variety will be planted.</p>
(ix)	<p>A separate environment management cell with qualified staff</p>	<p>Environmental cell has been formed for implementation of the stipulated</p>

	shall be set up for implementation of the stipulated environmental safeguards.	environmental safeguards.
(x)	Separate funds shall be allocated for implementation of environmental protection measures / EMP along with item-wise breaks-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	<p>The funds for implementation of environmental protection measures/ EMP are provided as per planned requirement.</p> <p>Expenditure on EMP is being done as planned.</p> <p>All the environmental infrastructure like STP, Rainwater harvesting, OWC, Solar hot water system and Solar PV panel will be installed.</p> <p>Breakup of EMP during construction phase& Operation phase is attached as Annexure V</p>
(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	The advertisement was given in local newspapers. Copy of the same is attached as Annexure IV
(xii)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	The half yearly compliance report to MPCB & Env. Department are regularly submitted.
(xiii)	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations,	Noted and complied

	if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
(xiv)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO 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.	We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data. The half yearly compliance report along with Monitoring reports to Regional office of MOEF Nagpur, CPCB, MPCB & Env. Department are regularly submitted.
C. GENERAL EC CONDITIONS		
(i)	PP has to abide by the condition stipulated by SEAC & SEIAA.	We agree and complying 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.	We have obtained Consent to Establish for EXPANSION from MPCB Vide No. Format 1.0/CAC-CELL/ UAN No.0000154273/CE/2403002485 dated 23.03.2024. Copy attached as Annexure II . We have obtained Consent to Establish from MPCB Vide No. Format 1.0/CACCELL/ UAN No.0000093653/ CE-2011000783 dated 12.11.2020 Copy is attached as Annexure II .
(iii)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have obtained EC Vide No. SEIAA EC-0000002301 Dated 15.01.2020 Amended EC was obtained vide Identification No. - EC22B039MH164653 File No. - SIA/MH/MIS/70262/2021 dated 30/09/2022. Copy is attached as Annexure I .

(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.	The six-monthly reports are regularly submitted to Regional office of MOEF Nagpur, CPCB, Environment Department and MPCB.
(v)	The environmental statement for each financial year ending 31 st 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 Officers of MoEF by e-mail.	Noted & 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 SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA, as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted and 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 project which will be considered separately on merit.	Not Applicable

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.	We understand the issue and shall be abided accordingly.
5.	This Environmental 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. Required NOC's are obtained before starting proposed work at site. Amended CC from PMRDA is attached as Annexure I .
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We understand the issue and shall be abided accordingly.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29 th April, 2015.
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	Noted

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

ENVIRONMENTAL
CLEARANCE

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

To,

The Managing Director
M/S. PURANIK BUILDCON PVT. LTD.
Puraniks One, KanchanPushp, Ghodbunder Road, Kavesar, Thane West -
400615

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/70262/2021 dated 09 Jun 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC22B039MH164653 |
| 2. File No. | SIA/MH/MIS/70262/2021 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Expansion in EC of Residential Project
"Puraniks Abitante Phase II" S. No. 233/1,
233/2, 233/3, 233/4, 233/5, 233/6, 233/7,
235/(pt.), 235/1, 235/2/A, 235/2/B & 244/2
at Bavdhan (BK), Tal Mulshi, Dist. Pune,
Maharashtra |
| 7. Name of Company/Organization | M/S. PURANIK BUILDCON PVT. LTD. |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 20 Dec 2021 |

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

Date: 30/09/2022

(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

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

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and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SLA/MH/MIS/70262/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Puranik Buildcon Pvt. Ltd.,
S. No. 233/1, 233/2, 233/3, 233/4,
233/5, 233/6, 233/7, 235/1, 235/2/A,
235/2/B & 244/2 at Bavdhan (BK),
Tal- Mulshi, Dist. Pune.

Subject : Environmental Clearance for Residential project Puranik Abitante Phase II at plot bearing S. No. 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at Bavdhan (BK), Tal- Mulshi, Dist. Pune, Maharashtra by M/s.Puranik Buildcon Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/70262/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 150th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 251st (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/70262/2021	
2	Name of Project	Amendment/Expansion in EC of the residential project "Puraniks Abitante Phase II" at S. No. 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at Bavdhan (BK), Tal Mulshi, Dist. Pune, Maharashtra by PURANIK BUILDCON PVT. LTD.	
3	Project Category	8(b), B1	
4	Type of Institution	Private	
5	Name of Project Proponent	Name	Mrs. Ameeta Ambekar
		Regd. Office address	Puraniks Onc. Kanchan Pushp, Ghodbunder Road, Kavesar, Thane West, Thane, Maharashtra-400615
		Contact number	-
		E-mail	shirish.lokapure@puraniks.co
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604 (022) 21716389, dap_24@hotmail.com QCI Accreditation status: QCI NABET Re-Assessment	

		on 01.07.2022					
7	Applied for	Amendment in Environmental Clearance					
8	Details of previous EC	Earlier EC received vide letter No. SEIAA-EC-000002301 dated 15 th January 2020					
9	Location of project	at Bavdhan (BK), Tal Mulshi, Dist. Pune, Maharashtra					
10	Latitude and Longitude	18°31'14" N, 73°45'43" E					
11	Total Plot area (m ²)	1,25,897.00 m ²					
12	Deductions (m ²)	55,151.68 m ²					
13	Net Plot Area (m ²)	70,745.32 m ²					
14	Proposed FSI Area (m ²)	1,38,378.06 m ²					
15	Proposed Non FSI Area (m ²)	64,752.21 m ²					
16	Proposed Total BUA area (2,03,130.27 m ²					
17	TBUA (m ²) approved by Planning Authority till date	Plan submitted for approval.					
18	Total ground coverage (m ²) & %	15 %					
19	Total project cost (Rs.)	Rs. 618.60 Crores (Rs. 112.50 Crores - Expansion Cost)					
20	CER as per MoEF & CC circular dated 01/03/2018	Not Applicable. (as per MoEF&CC OM F. No 72-65/2017-JA III dt. 30.09.2020)					
21	Details of Building Configuration						
	Existing Bldgs. as per EC			Proposed Amendment			Reason for change
	Hldg. Name	Config.	Ht (m)	Hldg. Name	Config.	Ht (m)	
	A TYPE	3P+20	69.05	A TYPE	P1+P2+22	68.30	Change in Planning
	B TYPE	3P+20	69.05	B TYPE	UP+P1+P2+22	68.30	Change in Planning
	C TYPE	5P+20	69.05	C TYPE	LP+UP+P1+P2+22	68.30	Change in Planning
	D TYPE	5P+20	69.05	D TYPE	LP+UP+P1+P2+22	68.30	Change in Planning
	E TYPE	5P+20	69.05	E TYPE	LP+UP+P1+P2+22	68.30	Change in Planning
	F TYPE	5P+20	69.05	F TYPE	UP+P1+P2+22	68.30	Change in Planning
	G TYPE	5P+20	69.05	G TYPE	UP+P1+P2+22	68.30	Change in Planning
	H TYPE	P+22	68.25	H TYPE	UP+P1+P2+22	68.30	Change in Planning
	I TYPE	P+22	68.25	I TYPE	P1+22	68.30	No change
	J TYPE	P+22	68.25	J TYPE	P1+22	68.30	No change
	K TYPE	3P+20	69.05	K TYPE	3P+6	20.75	Change in Planning
	L TYPE	P+22	68.25	L TYPE	P+19	59.40	Change in Planning
	M TYPE	P+22	68.25	M TYPE	P+19	59.40	Change in Planning
22	Total number of tenements			Flats: 2,055 Nos.			
23	Total Water Requirement						
				Dry Season	Wet Season		

	Fresh water (in m ³ /day)	894 m ³ /day	852 m ³ /day
	Recycled water (Flushing)	447 m ³ /day	447 m ³ /day
	Recycled water (Gardening)	42 m ³ /day	-
	Swimming pool	NA	NA
	Total water requirement	1342 m ³ /day	1342 m ³ /day
	Waste water generation	1252 m ³ /day	1252 m ³ /day
24	Water Storage Capacity for Firefighting / UGT	1600 m ³	1600 m ³
	Firefighting (Underground water tank)		
	Firefighting (Overhead water tank)	130 m ³	130 m ³
25	Source of water	Pune Municipal Corporation	
26	Rain Water Harvesting (RWH)		
	i) Level of the ground water table	0.3 m	
	ii) Size and no of RWH tank(s) and Quantity	3 RWH tank with total capacity 305 KL	
	iii) Quantity and size of recharge pits	-	
	iv) Details of UGT tanks if any:	Underground tank capacities 1. Domestic water tank - 785 m ³ 2. Fire water tank - 1600 m ³ 3. Drinking water tank - 222 m ³	
27	Sewage and waste water Demand		
	i) Sewage generation in KLD	1,252 m ³ /day	
	ii) STP technology	MBRR	
	iii) No. and Capacity of STP	3 nos. of STPs with total capacity 1260 KLD	
28	Waste Generated in the Pre-Construction & Construction phase:		
	i) Dry waste	30 kg/day (Handed over to local body)	
	ii) Wet waste	40 kg/day (Handed over to local body)	
	iii) Construction Waste generation	5,890 m ³ construction debris Construction and demolition waste will be handled as per the "Construction and Demolition Waste Management Rules 2016"	
29	Waste generation in operation Phase:		
	i) Dry waste	1,988 kg/day	Dry waste will be handed over to authorized recyclers
	ii) Wet waste	2,981 kg/day	Wet waste will be composted using mechanical composting unit and will be used as manure for gardening.
	iii) Hazardous waste	NA	NA
	iv) Biomedical waste (If applicable)	NA	NA
	v) E Waste	0.5 tonnes/yr	E waste – Handed over to authorized recyclers
	vi) STP Sludge (dry)	13 kg/day	will be used as manure for gardening purpose
30	Green Belt Development		

Total RG area		8322.98 m ²	
Existing trees on plot		45 Nos.	
Number of trees to be planted		920 nos.	
No of trees to be cut		08 nos.	
Number of trees to be transplanted		37 nos.	
31	Power requirement		
1.	Source of power supply	MSEDCL	
2.	During Construction Phase: (Demand Load)	200 kVA	
3.	During Operation phase (Connected Load)	10.0 MW	
4.	During Operation phase (Demand Load)	6.1 MW	
5.	Transformer	-	
6.	DG set	3(60 kVA (1 X 910 kVA & 3 X 750 kVA)	
7.	Fuel Used	HSD	
32	Detail Energy saving		
Sr. No.	Energy Conservation Measures	Quantity	
1.	Overall energy saving	22.5 %	
Provision of Solar Hot Water Panels: 595 Nos.			
33	Environmental Management plan budget during Construction phase		
Sr. No.	Attributes	Parameters	Total Cost per Annum (Rs. In Lakh)
1	Water spray for dust suppression	-	12
2	Site sanitation and Facility and its maintenance	Toilets, STP etc.	12
3	Potable Water Supply in Labour	-	10
4	Solid Waste Management & Site maintenance activity	-	06
5	Disinfection	-	06
6	Safety Personal Protective Equipment	Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.	15
7	Traffic Management	Sign Boards, Persons at entry exit and Parking area	04
8	Safety nets	-	18
9	Safety - Training to Workers (Twice in Year), Safety Officer	-	06
10	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-PM10, PM2.5, SO2, NOx, COx, Noise: Leq day time and Night Time)	-	05
11	TOTAL		94
34	Environmental Management plan budget during Operation phase		

Component	Details	Capital cost (Rs. In Lakh)	O & M Cost (Rs. In Lakhs/year)
Sewage Treatment	3 STPs of total cap. 1260 KLD	250	50
Rain Water Harvesting + SWD	3 RWH Tanks of total cap. 305 KL	70	04
Solid waste	2 OWC units of total cap. 3100 Kg/day	125	50
Green Belt Development	920 nos of trees to be planted in area of 8322.98 m ²	85	13
Energy Savings	595 nos of Solar hot water panels to be provided	120	06
Environmental Monitoring	As per the CPCB guidelines through MoEF Approved laboratories	-	03
DMP Cost	-	1315	68
Total		1965	194
35	Traffic Management:		
	Type	Required as per DCR	Actual Provided
	4-Wheeler	752	819
	2-Wheeler	3294	3521
	Bicycles	3294	3521
			Area per parking (m²)
			12.5
			2.00
			0.70
36	Details of Court cases / litigations w.r.t. the project and project location if any.		
	No court cases pending against the project.		

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide letter No. SEIAA-EC-0000002301 dated 15th January 2020 for plot area of 1,25,497 m². FSI area of 1,38,394.47 m² and total construction area of 2,40,063.71 m². Proposal has been considered by SEIAA in its 251st (Day-2) meeting 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 Certified Compliance report from Regional office MoEFCC Nagpur.
2. PP to ensure that proper drop arrangement shall be provided to the connecting manhole of Planning authority.
3. PP to submit the IIT NoC.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-(A.II) dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI –127298.28 m², Non FSI- 64752.21 m², Total BUA- 192050.49 m². (Plan approval No.BMU/Mou.Baydhan Bu./S.no233/I & others/CR368/21-22, dated-15.09.2022). (FSI restricted as per approval and non-FSI as per appraisal)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to

the extent possible) so that natural drainage system of the area is protected and improved.

- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /liquid waste and explore the possibility to recycle at

least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department. on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.


Manisha Patankar-Mhatre
(Member Secretary, SEIAA)
29/9/2022

Copy to:

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



पुणे महानगर

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Region Development Authority, Pune

४ था मजला, नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, पिंपरी - चिंचवड, पुणे ४११०४४
4th floor, New Administration Building, Opp Akurdi Railway Station, Pimpri-Chinchwad, Pune 411044.
Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email:comm@pnrda.gov.in

सुधारीत विकास परवानगी व प्रारंभ प्रमाणपत्र
(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)

जा.क्र.: बीएमयु/मौ.बावधन बु/स.नं.२३३/१ व इतर/प्र.क्र.३६८/२१-२२

दि. १५/०९/२०२२

प्रति,

मे. पुराणिक बिल्डकॉन प्रा.लि तर्फे संचालक श्री. शैलेश गोपाळ पुराणिक व इतर
रा. - रा. फ्लॅट नं १०२ सी-१ विल्डींग एल्डीया एस्पेनिओला,
ऑर्चिड हॉटेल समोर मौजे बावधन.बु ता.मुळशी, पुणे

मौजे - बावधन बु, तालुका - मुळशी, जिल्हा- पुणे, येथील स.नं.- २३३/१, २३३/२, २३३/३, २३३/४,
२३३/५, २३३/६, २३३/७, २३५/१, २३५/२/अ, २३५/२/ब, २४४/२, क्षेत्र - १२५८९७.०० चौ.मी. क्षेत्रावरील
रहिवास प्रकल्पामधील रेखांकन/ इमारत सुधारीत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे.
आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व
शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने




महानगर आयुक्त

तथा
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता

राजे - बावधन बु, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं.- २२३/१ व इतर, क्षेत्र-१२५८९७.०० चौ.मी
क्षेत्रावरील रहिवास प्रकल्पामधील सुधारीत प्रस्ताव

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि-१५/१०/२०२२ रोजीचे पत्र क्र. ३६८/२१-२२ सोबतचे
परिशिष्ट 'अ'

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहिल. बांधकाम सुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणे त यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) जिल्हाधिकारी कार्यालय, पुणे यांचेकडील पत्र क्र. मुळशी/एनए/एसआर/७७/२०१७, दि. २३/१०/२०१७ या पत्रातील जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी आणि ती वरील भार याबाबत पत्रा मधील अटी व शर्ती अर्जदार/ विकासक / जमिनमालक यांचेवर बंधनकारक राहिल. तसेच वाढीव जमिनीचे क्षेत्र ४००.०० चौ.मी क्षेत्राकरिता जिल्हाधिकारी कार्यालय, पुणे यांचेकडील पत्र क्र. मुळशी/एनए/एसआर/७२/२०२१, दि. २२/१२/२०२१ रोजीचे पत्र प्राप्त असून सदर पत्रातील अटी व शर्ती अर्जदार/विकासक यांचेवर बंधनकारक राहिल.
- ४) प्रस्तावासोबत मोजणी दि. २०/०६/२०१७, व दि. १५/०४/२०१७, अति अतितातडी मो.र.नं. १८३५६/२०१७, १७८२१/२०१७ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराने /विकासकाने/ जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद/ न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार /विकासक / जमिनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुज्ञेय राहणार नाही.
- ५) प्रस्तुतच्या जमिनीवर आर्थिक संस्थाचा बोजा असल्यास त्यास अर्जदार / जमीनमालक /विकासक सर्वस्वी जबाबदार राहतील.
- ६) नागरी जमीन (कमाल धारणा व विनियम) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु. ५००/- च्या स्टॅम्प पेपरवरील दिनांक १९/१०/२०२१ रोजी नोटरी श्री. बापु बनसोडे यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र. १५०२/२१ सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार /जमीनमालक /विकासक यांची राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहिल.
- ७) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे



जिजे - बावघन बु, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं.- २२३/१ व इतर, क्षेत्र—१२५८९७.०० चौ.मी
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क्षेत्रफळ, रस्त्यांची रुंदी, १०% सुविधा भूखंड व १५% खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहिल. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते / रस्ता रुंदीने बांधित क्षेत्र जागा मालकास/ विकासकास वाढीव चटईक्षेत्राच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरित करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने /विकासकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहिल. तदनंतर अशा क्षेत्राखालील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालकाने /विकासकाने स्वखर्चाने करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्येक जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.

- ८) मंजूर नकाशामध्ये समाविष्ट स.नं. २३३/१ व इतर, क्षेत्र - १२५८९७.०० चौ.मी. या एकत्रित क्षेत्रावर मंजूरी आहे. उक्त सदर मधील क्षेत्रामध्ये एकत्रिकरणाबाबतचा ७/१२ उतारा व मोजणी नकाशा सादर करणे अर्जदार / विकासक / जमिनमालक यांच्यावर बंधनकारक आहे.
- ९) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- १०) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त मंजूर नकाशानुसार रहिवास याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल. इमारतीच्या वापरात बदल करावयाचा असल्यास त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.
- ११) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता /स्ट्रक्चरल अभियंता/ सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल /भूमी अभिलेखात एकत्रिकरण /उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- १२) इमारतीचे मंजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
- १३) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत /प्रादेशिक योजना रस्ते/ रस्ता रुंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.



(Handwritten signature)

तजे - बावधन बु, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं.- २२३/१ व इतर, क्षेत्र—१२५८९७.०० चौ.मी
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- १४) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने/ विकासकांने /जमीनमालकाने भुखंड/ सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १५) नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
- १६) नियोजित बांधकामाचे क्षेत्र, भुखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकुण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजन रस्ते/रस्तांरंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १७) जागेतील/ जागेलगतच्या नाल्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक/ जमिनमालक यांची राहिल.
- १८) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा बापर फक्त पार्किंगसाठीच करण्यात यावा.
- १९) स्ट्रक्चरल इंजिनियर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
- २०) अर्जदार / विकासक/ जमिनमालक यांनी दि. ११/१०/२०२१ क्र. १५०७/२१ अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येते असून प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल. (नियम क्र. ७.१)
- २१) शासन नगर विकास विभागाकडील दि.१९/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/४१०२/ प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक सदनिकेचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमाडे, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
- २२) नियोजित इमारतीसाठी/ विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वसित केलेल्या सक्षम प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास या प्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
- २३) ओला व सुक्या कच्च्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल. विघटन होण्याऱ्या ओल्या कच्च्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.



(Signature)

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- २४) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्याची जोपासणा करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- २५) शासन निदेशानुसार बांधकाम करताना प्लाय अॅशचा वापर करणे बंधनकारक राहिल.
- २६) सौर उर्जेवर पाणी तापवण्यासाठीची यंत्रणा अर्जदार/ विकासक/ जमिनमालक यांनी इमारतीचे वापरापुर्वी स्वखचनि करावयाची आहे.
- २७) वेस्ट वॉटर ट्रीटमेंट प्लॅंट उभारणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासणा यासाठी करणे आवश्यक आहे.
- २८) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजुर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे अर्जदार/ विकासक/ जमिनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पूर्णतः वापर सुरु केल्यास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहिल.
- २९) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. ६.२.६.१ नुसार विशेष इमारतीबाबत :-
- a) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतूद क्र. १२.६(b) नुसार प्रस्तावित इमारती सभोवताली ६.०० मी रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलु शकेल या प्रमाणे डिझाईन करून विकसीत करणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक आहे.
- b) अर्जदार/ विकासक/ जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टि्ल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १६.१ नुसार प्रस्तावित करणे आवश्यक राहिल.
- c) नगर विकास विभागाच्या दि. २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टिप - ii प्रमाणे पुणे / पिंपरी- चिंचवड महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी / संचालक, महाराष्ट्र फायर सर्व्हिसेस, मुंबई / पुणे महानगर प्रदेश विकास प्राधिकरण यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अग्निशमन अधिकारी/संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतूदी प्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनानुषंगाने संचालक, महाराष्ट्र फायर सर्व्हिसेस, मुंबई यांचेकडील क्र. MFS/51/2018/842, दि. २२/११/२०१८ व पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील पत्र क्र. FPM/१६९/२०२२, दि. १२/०९/२०२२ अन्वये दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. ६.२.६.१ नुसार बाबींची पूर्तता तसेच



जे - बावघन बु, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं.- २२३/१ व इतर, क्षेत्र-१२५८९७.०० चौ.मी
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अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बाबींची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक
बंधनकारक राहिल.

- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा बाबतची पूर्तता
अर्जदार /विकासक/ जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र.१८ नुसार लिफ्टची सुविधा उपलब्ध करून
देणे आवश्यक राहिल.
- g) अशा इमारतीचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने/
जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र
संबंधित अग्निशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करून सदर यंत्रणा सुस्थितीत कार्यान्वित
असलेबाबत अग्निशमन विभागाकडील अंतिम नाहरकत प्रमाणपत्र सादर करणे अर्जदार / विकासक/ जमिनमालक
यांचेवर बंधनकारक राहिल.
- i) संचालक, महाराष्ट्र फायर सर्व्हिसेस, मुंबई यांचेकडील क्र. MFS/51/2018/842, दि. २२/११/२०१८ व पुणे
महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील पत्र क्र. FPM/१६९/२०२२, दि. १२/०९/२०२२ अन्वये ना
हरकत दाखला व सोबतचे नकाशे सांभाकीत केलेले आहेत. सदरचे नकाशामध्ये मंजूरी देताना फेरबदल झाल्यास
अशा नियोजनास संबंधित मुख्य अग्निशमन अधिकारी/ संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक
आहे.
- ३०) मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजूरामधील गरोदर माता, स्तनदा माता आणि
त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची
व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- ३१) केंद्र शासनाच्या Ministry of Civil Aviation ची अधिसूचना क्र.G.S.R.७५१(E) दि.३०/०९/२०१५ अन्वये
इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. Aviation विभागाच्या Color Coded Zoning Map
नुसार प्रस्तावाखालील जागा N4- N5 Zone मध्ये समाविष्ट आहे. त्या ठिकाणी अनुक्रमे ६८२ ते ७०७ मी अनुज्ञेय
होत आहे. प्राधिकरणाकडील ELU नकाशानुसार सदर जागेची MSL ही ६७२ मी. आहे. व इमारत उंची कमाल
७३.३० मी असून एकूण MSL ही ७४५.३० मी इतकी आहे. तथापी सदर प्रकरणी पत्र क्र.
SWAC/2551/4/1/ATC दि. २०/०९/२०१५ मधील पत्रान्वये Ministry of Defence कडून Aviation
NOC घेतलेली आहे. सदर नाहरकत पत्रात ४१ मी इमारतीची उंची व ७४१.५५ मी MSL करिता ना हरकत



जे - बावधन बु, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं.- २२३/१ व इतर, क्षेत्र—१२५८९७.०० चौ.मी
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प्राप्त असून सदर पत्रातील अटी/शर्ती अर्जदार/विकासक यांचेवर बंधनकारक राहिल. सदर प्रस्तावातील इमारतीच्या एकुण ऊंचीच्या अनुषंगाने ७३.३० मी करिता जागेवर पुढील कोणताही विकास करणेपूर्वी सुधारीत Aviation NOC घेणे अर्जदार /विकासक यांचेवर बंधनकारक राहिल.

३२) सदर प्रकल्पाला प्राधिकरणाकडील प्र.क्र.४५६/१७-१८ , दि. २७/०९/२०१७ रोजीच्या पत्रान्वये FSI प्रस्तावित - ५८२०१.९४ चौ.मी व Non FSI प्रस्तावित - ५२८८६.५७ चौ.मी असे एकुण बांधकाम क्षेत्र १११०८८.५१ चौ.मी करिता Environmental Clearance प्राप्त असून सदर पत्रातील त्यातील सर्व अटी विकासक/अर्जदार यांचेवर बंधनकारक राहिल. आता या सुधारीत प्रस्तावात FSI - १२७२९८.२८ चौ.मी, NON FSI - ७५८७३.६९ असे एकुण FSI + NON FSI २०३२३६.९५ चौ.मी असून वाढीव बांधकाम क्षेत्राच्या अनुषंगाने सुधारीत EC घेणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.

३३) सदर प्रकरणी दि.०२/०८/२०२१ रोजीच्या प्रसिद्ध प्रारूप विकास आराखड्यानुसार सदरचा मौ. बावधन बु. स.नं.२३३/१ व इतर, ही मिळकत भागशः रहिवास व भागशः शेती जी १ विभागात समाविष्ट असून १५ मी, ३० मी व ६५ मी प्रस्तावित प्रा.वि. यो रस्तांंदीने बाधित होत आहे. तसेच अंशतः भाग HEMRL ने बाधित होत आहे. व सुविधा क्षेत्रावर MG 41 चे हे आरक्षण दर्शविलेले आहे. त्यानुसार सदर बाबत प्रा.वि आराखड्याबाबत जो काही अंतिम निर्णय होईल तो अर्जदार/विकासक यांचेवर बंधनकारक राहिल.

३४) सदर प्रकरणी सुविधा क्षेत्राकरिता Differed Reservation व १५ मी , ३० मी रुंद रस्त्याकरिता Differed रस्तांंदी नकाशावर दर्शविण्यात आलेली असून सदर रस्त्याच्या अनुषंगाने प्रस्तावित रस्तांंदीचे क्षेत्र पुढील कोणतेही भोगवटा प्रमाणपत्र घेणेपूर्वी प्राधिकरणास विना मोबदला हस्तांतरित करून प्राधिकरणाच्या नावे ७/१२ उतारा सादर करणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.

३५) प्रस्तावाधिन जमिनीतून High tension लाईन जात असून याबाबत संबंधित विभागाचे नाहरकत प्रमाणपत्र पुढील कोणतेही जोते तपासणी/ भोगवटा/बांधकाम परवानगी पूर्वी या कार्यालयाकडे सादर करणे बंधनकारक राहिल.

३६) सदर मिळकतीमध्ये असलेल्या अस्तित्वातील झाडे काढावयाची असल्यास संबंधित आस्थापनेकडून योग्य ती मंजूरी प्राप्त करून घेणे विकासक यांचेवर बंधनकारक राहिल.

३७) सदर मिळकतीमध्ये १:५ पेक्षा जास्त तीव्र उताराचे क्षेत्रामध्ये कोणत्याही प्रकारचा विकास करता येणार नाही.

३८) सदर प्रकरणी ११० मी रिंग रोड पैकी २५ मी रिंग रोड क्षेत्र दस्त क्र. १३८६२/२०२२, दि. १७/०८/२०२२ अन्वये प्राधिकरणास हस्तांतरित करण्यात आलेले असून त्याच्यात वाढीव चटई क्षेत्र निर्देशांकानुसार एफएसआय



जि - बावधन बु, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं.- २२३/१ व इतर, क्षेत्र—१२५८९७.०० चौ.मी
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- प्रस्तावित केलेला आहे. त्यानुसार प्राधिकरणाच्या नावे ७/१२ उतारा करून पुढील कोणतेही जोते तपासणी/ भोगवटा/बांधकाम परवानगी पूर्वी या कार्यालयाकडे सादर करणे बंधनकारक राहिल.
- ३९) अर्जदार यांनी प्रकरणी कामगार उपकरापोटी या टप्प्यावर एकूण रकमेच्या ३४% रक्कम रु- ४६,८०,८४०/- (अक्षरी रुपये तीस लक्ष चौ-याऐंशी हजार सहाशे सत्तर फक्त) चलन क्र. LWCS/४३८, दि- १४/०९/२०२२ रोजी जमा केली आहे. व उर्वरीत ६६% रक्कम जोते तपासणी प्रमाणपत्र/ भोगवटा प्रमाणपत्र देतेवेळी त्यावेळेच्या प्रचलित वार्षिक मूल्यदर तक्त्यातील बांधकामाचा दर विचारात घेऊन जमा करणे अर्जदार / विकासक यांचेवर बंधनकारक राहिल.
- ४०) प्रस्तुत जमिनीवर भविष्यात छाननी शूल्क, प्रिमीयम शूल्क, विकास शूल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रकमेची बाकी उद्धवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- ४१) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.
- ४२) INDIAN AIRFORCE AERODROMES च्या मार्गदर्शकानुसार खालीलप्रमाणे अटी शर्तीचा समावेश करण्यात येत आहे.
- a) अर्जदार यांनी Appendix C व F मध्ये सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.
- b) Appendix D1 नुसार खालीलप्रमाणे अटी व शर्ती अर्जदारांवर बंधनकारक राहतील.
- c) विमान वायुवाहनाच्या सानिध्यात उत्पन्न होणा-या कंपन /हानी व ध्वनी प्रदूषणामुळे रहिवासी यांनी तक्रार केल्यास त्याअनुषंगाने मोबदला अनुज्ञेय होणार नाही.
- d) मंजूर नकाशात दर्शविल्या व्यतिरिक्त कोणतेही अधिक बांधकाम जसे की, रेडिओ /वीज प्रतिबंधक /पाईप /पाण्याची टाकी व इतर प्रस्तावित करता येणार नाही .
- e) सदर मंजूर नकाशानुसार जागेवर विकास करण्यापूर्वी Ministry Of Defence कडून नाहरकत दाखला घेणे बंधनकारक राहिल.
- f) अर्जदार यांनी विहित मुदतीत विकास परवानगी / प्रारंभ प्रमाणपत्र व भोगवटा प्रमाणपत्राचा दाखला IAF च्या कार्यालयाकडे सादर करणे बंधनकारक राहिल व तसे न केल्यास नाहरकत दाखला रद्द करण्यात येईल .
- g) Appendix D 3 नुसार ICAO Annex 14 व IS 5613 मधील Chapter 6 मध्ये नमूद केल्यानुसार योग्य अडथळा दर्शविणारी चिन्हे व दिवे पुरविणे अर्जदार यांच्यावर बंधनकारक राहिल व नियमातील तरतुदीनुसार त्यामध्ये वेळोवेळी बदल/ सुस्थितीत ठेवणे व अंमलबजावणी करणे आवश्यक राहिल .



जि - बावधन बु, तालुका - मुळशी, जिल्हा - पुणे, येथील स.नं.- २२३/१ व इतर, क्षेत्र-१२५८९७.०० चौ.मी
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h) Appendix E नुसार सदर प्रकल्पामध्ये परदेशी राष्ट्रांचे कामगार कार्यरत असल्यास वेळोवेळी त्याबाबत तपशील
व संबंधित कागदपत्र सादर करणे अर्जदार यांच्यावर बंधनकारक राहिल

प्रस्तावासोबतच्या रेखांकन/बांधकाम नकाशांचे दोन संच स्वाक्षांकित करून सोबत जोडले असून
प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.

भा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने




महानगर आयुक्त
तथा
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
 and 4th floor, Opp. Cine
 Planet Cinema, Near Sion
 Circle, Sion (E),
 Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000154273/CE/2403002485

Date: 23/03/2024

To,

Puranik Buildcon Pvt Ltd,
 Puranik Abitante Phase-II, S. No. 233/1,
 233/2, 233/3, 233/4, 233/5, 233/6,
 233/7, 235/1, 235/2/A, 235/2/B & 244/2, At.
 Bavdhan (Bk), Tal. Mulshi, Dist. Pune.



Sub: Grant of Consent to Establish for Expansion in existing Residential project 'Puranik Abitante' Phase-II under Red/LSI Category.

- Ref:**
1. Environment Clearance accorded by Env. Dept GoM vide letter SEIAAEC-0000002301 dtd. 15/01/2020.
 2. Consent to Establish for proposed Residential project accorded by the Board vide letter No. Format1.0/CAC-CELL/UAN No. 0000093653/CE-2011000783 dtd. 12/11/2020.
 3. Environmental Clearance accorded for Residential project Puranik Abitante Phase-II vide letter No. SIA/MH/MIS/70262/2021 dtd. 30/09/2022.
 4. Minutes of Consent Appraisal Committee held on 05/03/2024.

Your application NO. MPCB-CONSENT-0000154273

For: Grant of Consent to Establish for Expansion 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:

1. **The Consent to Establish for Expansion is granted up to commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.133.72 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish for Expansion is valid for Residential Construction project 'Puranik Abitante' Phase-II named as Puranik Buildcon Pvt Ltd, Puranik Abitante Phase-II, S. No. 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2, At. Bavdhan (Bk), Tal. Mulshi, Dist. Pune on Total Plot Area of 1,25,897 SqMtrs for Construction BUA of 43,922.49 SqMtrs out of Total Construction BUA of 1,92,050.49 SqMtrs as per specific condition No. B(4) of EC granted dated 30/09/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 15/01/2020	125497.00	234539.86
2	C to E- dtd. 12/11/2020	125497.00	159207.78
3	EC- dtd. 30/09/2022	125497.00	192050.49

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	589	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	DG Sets of 750 kVA x 03	03	As per Schedule -II
S-4	DG Set of 910 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	1581 Kg/Day	OWC followed by composting facility	Used as Manure.
2	Non-biodegradable Waste	1048 Kg/Day	Segregation	By Sale to Auth. Vendor.
3	STP Sludge	13 Kg/Day	Dewatering	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Recycle	Handed over to Auth re-processor.

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. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage 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/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.



Dinazg

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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-03-23 11:44:40 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	267440.00	TXN2301000943	11/01/2023	Online Payment

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
- 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 **589 CMD for treatment of domestic effluent of 589 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 sewage 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/ or connected to local body sewer line with water metering system.
- 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	631.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-3	DG Sets of 750 kVA x 03	Acoustic Enclosure	5.48	HSD 468 Ltr/Hr	1	SO ₂	224.64 Kg/Day
S-4	DG Set of 910 kVA	Acoustic Enclosure	6.03	HSD 189.28 Ltr/Hr	1	SO ₂	90.8544 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish for Expansion	Rs. 25 Lacs	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

** 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.



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

No:- Format1.0/CAC-CELL/UAN No.0000093653/CE - 2011000783

Date: 12/11/2020

To,
Puranik Buildcon Pvt Ltd, Puranik Abitante
Phase-II, S. No. 233/1, 233/2, 233/3, 233/4,
233/5, 233/6, 233/7, 235/1, 235/2/A,
235/2/B & 244/2, At. Bavdhan (Bk), Tal.
Mulshi, Dist. Pune.

**Sub: Consent to Establish for proposed Residential Construction project for
7 Nos. of buildings i.e. A to G under L.S.I Red Category**

- Ref:** 1. Environment Clearance accorded by Env. Dept GoM vide letter
SEIAAEC-0000002301 dtd. 15/01/2020.
2. Minutes of Consent Appraisal Committee meeting held on 18/09/2020.

Your application NO. MPCB-CONSENT-0000093653

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 a period upto commissioning of project**
- The capital investment of the project is Rs.484.88 Crs. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for proposed Residential Construction project for 7 Nos. of buildings i.e. A to G named as Puranik Buildcon Pvt Ltd, Puranik Abitante Phase-II, S. No. 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2, At. Bavdhan (Bk), Tal. Mulshi, Dist. Pune. on Total Plot Area of 1,25,497 SqMtrs for construction BUA of 1,59,207.78 SqMtrs out of Total Construction BUA of 2,34,539.86 SqMtrs as per EC granted dated 15/01/2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 15/01/2020	125497.00	234539.86

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	655	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes and remaining shall be connected to the sewerage system provided by local body



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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set 250 KVA	01	As per Schedule -II
S-2	DG Set 320 KVA	01	As per Schedule -II
S-3	DG Set 450 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	1400 Kg/Day	OWC followed by composting facility	Used as Manure.
2	Non-biodegradable Waste	940 Kg/Day	Segregation	By Sale to Auth. Vendor.
3	STP Sludge	60 Kg/Day	SDB	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used /spent oil	50	Ltr/A	Stored in drum	By Sale to Auth. reprocessor

- 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 PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 11 The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and apply remaining shall be utilized on land for gardening purpose by providing dual pumping arrangements for fresh water & recycled treated water.
- 12 PP shall submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and Consent to Establish conditions.
- 13 PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.

For and on behalf of the
Maharashtra Pollution Control Board.

(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	969760.00	TXN2007001935	31/07/2020	Online Payment

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
- 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 **670 CMD for treatment of domestic effluent of 655 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	Residual Chlorine	1ppm

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 apply remaining shall be utilized on land for gardening purpose by providing dual pumping arrangements for fresh water & recycled treated water.

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	756.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 250 KVA	Acoustic enclosure	3.16	HSD	68 Ltr/Hr
S-2	DG Set 320 KVA	Acoustic enclosure	3.58	HSD	82 Ltr/Hr
S-3	DG Set 450 KVA	Acoustic enclosure	4.24	HSD	115 Ltr/Hr

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

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



SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	25 Lakh	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

** 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						

Adarsh





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.

Rangam



Maharashtra Pollution Control Board

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- 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.

Adugamp



ANNEXURE III
SALIENT FEATURES

Sr. No.		Details
1	Total Plot Area (sq. m.)	1,25,897.00 m ²
2	Deductions	55,151.68 m ²
3	Net Plot area	70,745.32 m ²
5	FSI area (sq. m.):	1,38,378.06 m ²
6	Non FSI area (sq. m.):	64,752.21 m ²
7	Total BUA area (sq. m.):	2,03,130.27
8	Estimated cost of the project	Rs. 618.60 Cr
9	Water Requirement	1,342 KLD
10	Sewage Generation	1,252 KLD
11	STP	3STP's of total 1,260 KLD capacity
12	Power Requirement Demand Load	6.1 MW

ANNEXURE IV

NEWSPAPER ADVERTISEMENT

<p>THE INDIAN EXPRESS, TUESDAY, OCTOBER 4, 2022</p>	<p>लोकसत्ता पुणे, मंगळवार, ४ ऑक्टोबर २०२२</p>
<p>Public Notice</p> <p>This is to inform that Proposed Residential Development Residential project 'Puraniks Abitante Phase II' at Survey Numbers 233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at Bavdhan (BK), Taluka- Mulshi, District- Pune, State- Maharashtra by Puranik Buildcon Pvt. Ltd., having address Puraniks One, Kanchan Pushp, Near Suraj Water Park, Kavesar, Ghodbunder Road, Thane (West) - 400607, Maharashtra has been accorded Expansion in Environmental Clearance vide EC Identification No. - EC22B039MH164653 dated 30/09/2022 (File No. -SIA/MH/MIS/70262/2021)</p> <p>PLACE : Pune DATE : 3rd October 2022</p> <p>Puranik Buildcon Pvt. Ltd. Puraniks One, Kanchan Pushp, Near Suraj Water Park, Kavesar, Ghodbunder Road, Thane (W) - 400607, Maharashtra</p>	<p>जाहीर सूचना</p> <p>असे कळविण्यात येते की भावदान (बीके), ता. मुळशी, जि. पुणे, राज्य - महाराष्ट्र येथील सर्व्हे नं. २३३/१, २३३/२, २३३/३, २३३/४, २३३/५, २३३/६, २३३/७, २३५/१, २३५/२/ए, २३५/२/बी व २४४/२ येथील प्रस्तावित रेसिडेंशियल डेव्हलपमेंट रेसिडेंशियल प्रोजेक्ट "पुराणिक'ज अबीटंटे फेज-२" करिता पुराणिक बिल्डकॉन प्रा.लि., असलेला पत्ता - पुराणिक्स वन, कांचन पुष्प, सुरज वॉटर पार्क, कावेसर, घोडबंदर रोड, ठाणे (प) - ४००६०७, महाराष्ट्र वांच्या द्वारा दिनांकित ३०/०९/२०२२ (फाईल नं. एसआयए / एमएच / एमआयएस / ७०२६२ / २०२१) ईसी आयडेंटिफिकेशन नं. ईसी२२बी०३९एमएच१६४६५३ द्वारा पर्यावरण मंजूरीत विस्तारास मान्यता दिली आहे.</p> <p>स्थळ : पुणे तारीख : ०३ ऑक्टोबर, २०२२</p> <p>पुराणिक बिल्डकॉन प्रा.लि., पुराणिक्स वन, कांचन पुष्प, सुरज वॉटर पार्क, कावेसर, घोडबंदर रोड, ठाणे (प) - ४००६०७, महाराष्ट्र</p>

ANNEXURE V

BREAK - UP OF EMP BUDGET

EMP Costing (Construction Phase)

S. No.	Parameter	O & M Cost
		(Rs. In Lakhs/year)
1	Water spray for dust suppression	12
2	Site sanitation Facility and its maintenance	12
3	Potable Water Supply to Labour	10
4	Solid Waste Management & Site maintenance activity	06
5	Disinfection	06
6	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.)	15
7	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	04
8	Safety nets	18
9	Safety - Training to Workers (Twice in Year), Safety Officer	06
10	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories – Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time)	05
Total Cost		94

EMP Costing (Operation Phase)

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
Sewage Treatment Plant	250	50	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G
Rainwater harvesting	70	04	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)
Solid waste management	125	50	Continuous O & M
Green Belt Development	85	13	
Energy Saving	120	06	Quarterly
Environmental Monitoring		03	As per the CPCB guidelines through MoEF Approved laboratories
DMP Cost	1315	68	
Total Cost	1965	194	

ANNEXURE VI

**Environmental Management Plan
during Construction Phase**

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
CONSTRUCTION PHASE					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipments	Impacts are temporary during construction phase. Impacts are confined to short distances, as coarse particles are settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well-maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.
3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris	Silt fences to reduce run-off Secondary containment and dykes in material storage areas.	Local Labours are employed to reduce size of labour camps. No perennial surface water resource adjacent to site.

			disposal. Discharge of sewage from labour camp.	Sewage treatment in septic tanks.	
4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps is collected and composted on site. Non compostable waste is transported to landfill site. Topsoil is conserved and will be used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts will be compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

ANNEXURE VII: MONITORING REPORTS

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

TEST REPORT

Report No: GESEC/PRO/SO/2023-24/03/1780			Date of Report	21.03.2024
Sample ID: GESEC/PRO/SO/2023-24/03/1780			Date of Sampling	14.03.2024
Name and Address of the Customer – PURANIK BUILDCON PVT. LTD. Residential Project "Puranik Abitante II" at S.No.233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at- Bavdhan (BK), Tal- Mulshi, Dist. Pune, Maharashtra			Start Date of Analysis	15.03.2024
			End Date of Analysis	21.03.2024
			Sample Details	soil
			Nature of sample	solid
Sample Collected By			Ecobex	
Parameter	Result	Unit	Standard Method	
Colour	Black	--	APHA: 22 nd edition-(2540-E)	
pH	7.1	--	IS:2720(Part 26),Rev:2016	
Electrical Conductivity	0.36	µs/Cm	IS 14767:2021	
Sulphate as SO ₄ --	109	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri.	
Iron as Fe	0.10	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, 17B Page No.107:2011)	
Nitrogen as N	352	mg/kg	Soil Testing in India Department of Agriculture & Corporation Ministry of Agriculture	
Organic Carbon	0.86	%	IS 2720 (Part 22)2020	
Available Sodium as Na	82	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149:2011)	
Available Potassium as K	117	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149:2019)	
Available Phosphorous as PO ₄	55	Kg/ha	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.95:2011)	
Calcium as Ca	49	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.104:2011)	
Magnesium as Mg	55	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.104:2011)	
Water Holding Capacity	64.0	%	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149:2019)	
Water Content/Moisture	1.81	%	IS 2720(Part 22)2020	
Texture	Clay	--	APHA : 22 nd edition-(2540-E)	




END OF REPORT

Vinod Hande
 Mr. Vinod Hande
 (Technical Manager)
 Reviewed & Authorized By
 Page 1 of 1

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TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2023-24/03/1782		Report Date	21.03.2024
Sample ID: -	GESEC/PRO/AAQM/2023-24/03/1782			
Name & Address of the Customer	PURANIK BUILDCON PVT. LTD. Residential Project "Puranik Abitante II" at S.No.233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at- Bavdhan (BK), Tal- Mulshi, Dist. Pune, Maharashtra			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Project Site (Near Entry Gate)		Ecobex	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.00 AM	6.00 PM		8 Hrs.	
Metrological Data/Environmental Conditions				
Ambient Temperature °C	Max 35°C Min 20°C	Wet Bulb Temperature °C	19.5	
Dry Bulb Temperature °C	34	Relative Humidity % RH	42.57%	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
14.03.2024	15.03.2024	15.03.2024	21.03.2024	
Name Of Instrument	Fine Dust Sampler	Date Of Calibration	08/05/2023	
Instrument ID No.	FDS 24/GESEC/Lab/Inst/70	Due Date of Calibration	07/05/2024	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	IS:5182 (PART 2):2017	µg/m ³	≤ 80	12.6
Nitrogen Dioxide (NO ₂)	IS:5182 (PART 6):2018	µg/m ³	≤ 80	20.2
Particulate Matter PM ₁₀	IS:5182 (PART 4):2019	µg/m ³	≤ 100	69.3
Particulate Matter PM _{2.5}	IS:5182 (PART 24):2019	µg/m ³	≤ 60	33.0
Carbon Monoxide (CO)	MASA-822 3rd Edition	µg/M ³	≤ 04	0.3
Benzene (C ₆ H ₆)	IS 5182 (Part 11) :2006 (RA 2017)	µg/M ³	≤ 05	BDL
Benzo(a) Pyrene (BaP)	CPCB Manual Vol 1 2011	ng/M ³	≤ 01	BDL
Arsenic (As)	MASA-822 3rd Edition	ng/M ³	≤ 06	BDL
Nickel (Ni)	MASA-822 3rd Edition	ng/M ³	≤ 20	BDL
Lead (Pb)	MASA-822 3rd Edition	µg/M ³	1.00	BDL
Remark-				
<ul style="list-style-type: none"> ➤ All above results are within National Ambient Air Quality standards. ➤ BDL – Below Detectable Limit. 				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

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TEST REPORT			
Report No: GESEC/PRO/W/2023-24/03/1781	Date of Reporting	21.03.2024	
Sample ID: GESEC/PRO/W/2023-24/03/1781	Sample Details	Ground Water	
Name & Address of the Customer – PURANIK BUILDCON PVT. LTD. Residential Project "Puranik Abitante II" at S.No.233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at Bavdhan (BK), Tal- Mulshi, Dist. Pune, Maharashtra	Type of Sample	Water	
	Volume Of Sample	2 Lit Plastic Can	
	Sample Status	Sealed	
	Sample Collected By	Ecobex	
	Date of Sample Collection	14.03.2024	
	Date of Sample received in lab	15.03.2024	
	Analysis start Date	15.03.2024	
	Analysis End Date	21.03.2024	
	WATER ANALYSIS REPORT		
Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Turbidity	<0.1	NTU	IS:3025(part10):2019
TDS	315	mg/l	IS :3025(part 16):2017
Color	<5	Hazen	IS:3025 (part 4):2021
Chemical Parameter			
pH	7.2	–	APHA 4500, 24 th Edition:2023
Total Hardness	282	mg/l	IS:3025 Part-21:2019
Sodium as Na	81	mg/l	IS: 3025 Part-02 (2004)
Sulphate	13.2	mg/l	IS:3025 Part-24:2019
Oil and grease	<5	mg/l	IS: 3025 Part-39 (R.A : 2003)
Calcium (as Ca)	78	mg/l	IS:3025 Part-40:2019
Fluoride	<0.1	mg/l	IS:3025 Part-60-2019
Magnesium (as Mg)	67	mg/l	APHA 3500- Mg, B, 24 th Edition:2023
Elemental Analysis			
Iron as Fe	BDL	mg/l	IS:3025(part 2):2019
Chromium as Cr	BDL	mg/l	IS: 3025 Part-02 (2004)
Lead as Pb	BDL	mg/l	IS: 3025 Part-02 (2004)
Zinc as Zn	BDL	mg/l	IS: 3025 Part-02 (2004)
Mercury as Hg	BDL	mg/l	IS: 3025 Part-02 (2004)
Selenium as Se	BDL	mg/l	IS: 3025 Part-02 (2004)
Arsenic as As	BDL	mg/l	IS: 3025 Part-02 (2004)
Aluminium as Al	BDL	mg/l	IS: 3025 Part-02 (2004)
Microbiological Parameter			
Total Coliform	Absent	MPN/100ml	IS 1622:1981
E.coli.	Absent	MPN /100ml	IS 1622:1981



Vinod Hande


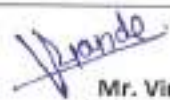
Mr. Vinod Hande
(Technical Manager)
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6. MoEF approved Lab by Govt. of India. IIE 28/02/2026 and NABL approved by Quality Council of India. IIL 28/02/2026.

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

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2023-24/03/1783	Report Date	21.03.2024	
Sample ID: -	GESEC/PRO/ANLM/2023-24/03/1783			
Name & Address of the Customer	PURANIK BUILDCON PVT. LTD. Residential Project "Puranik Abitante II" at S.No.233/1, 233/2, 233/3, 233/4, 233/5, 233/6, 233/7, 235/1, 235/2/A, 235/2/B & 244/2 at- Bavdhan (BK), Tal- Mulshi, Dist. Pune, Maharashtra			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	Ecobex			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
14.03.2024	15.03.2024	15.03.2024	21.03.2024	
Name of Instrument	Sound Level Meter	Date of Calibration	13/10/2023	
Instrument ID No.	20180118611/GESEC/LAB/I NST/106	Due Date of Calibration	12/10/2024	
Test Location	Unit	Average Noise Level Readings		MPCB Standards dB(A)
		Day	Night	
Near East Side of Plot	dB(A)	54.3	43.5	During Day time = 75 dB (A) During Night time= 70dB(A)
Near West Side of Plot	dB(A)	54.2	43.2	
Near North Side of Plot	dB(A)	54.1	43.3	
Near South Side of Plot	dB(A)	53.5	42.1	
Near Main gate	dB(A)	54.6	44.5	
Remark-				
<ul style="list-style-type: none"> ➤ All above Noise level results are within Maharashtra Pollution Control Board Standards limit. ➤ Day/Night -75/70 dB 				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

END OF REPORT

Page 1 of 1

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Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2024

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000068640

Submitted Date

28-08-2024

PART A

Company Information

Company Name

M/S. PURANIK BUILDCON PVT. LTD.

Application UAN number

MPCB-CONSENT-0000154273

Address

Kanchan Pushp, Ghodbander Road, Thane

Plot no

-

Taluka

Mulshi

Village

Ghodbandar Road, Kavesar

Capital Investment (In lakhs)

13372.00

Scale

L.S.I

City

Pune

Pincode

411021

Person Name

Mr. Shailesh Puranik

Designation

MD

Telephone Number

8669819456

Fax Number

Email

puraniksabitante2018@gmail.com

Region

SRO-Pune II

Industry Category

Orange

Industry Type

O21 Building and construction project more than 20,000 sq. m built up area

Last Environmental statement submitted online

no

Consent Number

MPCB-CONSENT-0000154273

Consent Issue Date

2024-03-23

Consent Valid Upto

2028-03-23

Establishment Year

2015

Date of last environment statement submitted

Jan 1 1900 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

Total BUA Area

Consent Quantity Actual Quantity UOM

0 0

The Consent to Establish is valid for proposed Residential Construction Project for Total plot area of 1,25,897 m2 and for Total Construction BUA of 1,92,050.49 m2

192050.49

99005.06

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	631.00	2.00
All others	0.00	0.00
Total	631.00	2.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	589	1.1	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
OTHERS	0	0	CMD
OTHERS	0	0	CMD
Water consumption per m2 of construction area	0.257	0.259	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
Not Applicable	0	0	Ton/Y
Steel in tons/m2 (per m2 of construction area)	0.030	0.030	Ton/Y
Cement in Tons/m2 (per m2 of construction area)	0.049	0.049	Ton/Y
Sand in Tons/m2 (per m2 of construction area)	0.115	0.115	Ton/Y
Crushed sand in Tons /m2 (Per m2 of construction area)	0.030	0.030	Ton/Y
10 mm Aggregates in Tons/m2 (per m2 of construction area)	0.10	0.10	Ton/Y
20 mm Aggregates in Tons/m2 (per m2 of construction area)	0.092	0.092	Ton/Y

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
--NA--	0	0	Ltr/Hr
Diesel	657.28	72	Ltr/Hr

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
pH	0	7.3	0	6.5 to 8.5	NA

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
DG Set Stack: SPM	0	34.3	0	0	NA

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Wet Solid waste from Labour camp in kg/day	4	4.5	Kg
Wet Solid waste from Labour camp in kg/day	4	4.5	Kg
Dry Solid waste from Labour camp in kg/day	3	3.5	Kg
Dry Solid waste from Labour camp in kg/day	3	3.5	Kg

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Kg
NA	0	0	Kg

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg
0	0	0	Kg

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
NA	0	-	-

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Wet Solid waste from Labour camp in kg/day	4.5	Kg	Wet waste will be composted

Wet Solid waste from Labour camp in kg/day 4.5

Kg Wet waste will be composted

Dry Solid waste from Labour camp in kg/day 3.5

Kg Dry waste will be handed over to Authorized recycler

Dry Solid waste from Labour camp in kg/day 3.5

Kg Dry waste will be handed over to Authorized recycler

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Water Sprinkling on Roads and material Storage Area, Sanitation facilities to workers, Water supply to workers, Storm water management, Barricading to plot, Environmental Monitoring, PPE to workers	Water Sprinkling on Roads and material Storage Area, Sanitation facilities to workers, Water supply to workers, Storm water management, Barricading to plot, Environmental Monitoring, PPE to workers	90

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Water Sprinkling on Roads and material Storage Area, Sanitation facilities to workers, Water supply to workers, Storm water management, Barricading to plot, Environmental Monitoring, PPE to workers	Water Sprinkling on Roads and material Storage Area, Sanitation facilities to workers, Water supply to workers, Storm water management, Barricading to plot, Environmental Monitoring, PPE to workers	90

Part-I

Any other particulars for improving the quality of the environment.

Particulars

-

Name & Designation

Ameeta Ambekar (Authorized Signatory)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000068640

Submitted On:

28-08-2024