

Six Monthly Compliance Report for period July 2022 to December 2022 for project _M/s. Vilas Javdekar Eco Homes

Ace Enviroment <info@aceenvironment.in>

Mon 02/01/2023 18:18

To: EC Compliance Maharashtra <eccompliance-mh@gov.in>

Bcc: Ketakee Devdhar <ketakee.devdhar@javdekars.com>;prajakta.khamkar@javdekars.com
<prajakta.khamkar@javdekars.com>;kiran.khamkar@javdekars.com <kiran.khamkar@javdekars.com>

 1 attachments (7 MB)

YashOne Pirangut_Six Monthly Compliance Report_July to Dec 2022.pdf;

Dear Sir/Madam,

Please find the Post EC Compliance Report attached herewith for Period of July 2022 to December 2022 of 'YashOne Pirangut' Residential and Commercial project proposed on Gat No.- 507 & 508/A/1, 507 & 508/A/2, 507 & 508/A/3, 507 & 508/A/4, 507 & 508/A/5,323(P), Village-Pirangut, Tal. Mulshi, Dist. Pune, Maharashtra.by M/s. Vilas Javdekar Eco Homes., with reference to Environmental Clearance Letter No. BMU/Pirangut,G.No. 507/1209/17-18 dated – 7th December, 2017

Hope this is in line with your requirement.

Thanking you

Yours Sincere

M/s. Vilas Javdekar Eco Homes

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

Subject : Post EC Compliance Report for Period of July 2022 to December 2022 of Residential and Commercial Development Project "YashONE Pirangut" at Survey No. S. No. Gat No.507 & 508/A/1,507 & 508/A/2, 507 & 508/A/3, 507 & 508/A/4, 507 & 508/A/5 & 323(Part) Village- Pirangut, Tal. Mulshi, Dist. Pune, Maharashtra by M/s Vilas Javdekar Eco Homes.

Ref.: Environmental Clearance No. BMU/MOU.PIRANGUT / GAT NO. 507(P) & Others / CR.NO1209/17-18 / Dated 07-12-2017

Dear Sir,

This is in reference to the requirement stated in the Environmental Clearance No. BMU/MOU.PIRANGUT / GAT NO. 507(P) & Others / CR.NO1209/17-18 / Dated 07-12-2017 for our above mentioned Residential and Commercial Development Project "YashONE Pirangut" located at Survey No, Gat No.507 & 508/A/1,507 & 508/A/2, 507 & 508/A/3, 507 & 508/A/4, 507 & 508/A/5 & 323(Part) Village- Pirangut, Tal. Mulshi, Dist. Pune, Maharashtra by M/s Vilas Javdekar Eco Homes.

In accordance to your requirement please find enclosed herewith following documents for post EC for the subject project for your kind reference :

1. Compliance report
2. Environment Clearance Letter
3. Budgetary provision for EMP
4. Consent to Establish Copy
5. Consent to Operate Copy
6. Advertisement Copy
7. Monitoring Report

Hope you will find the above in line with your requirement.

Thanking you,

Yours Sincerely,

Ketake
For, M/s Vilas Javdekar Eco Homes.



Authorized Signatory

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3rd & 4th floor, Opp. Cine Planet, Sion Circle, Mumbai- 400022, India
2. The Environmental Secretary, Room No. 217, 2nd floor, Environment Department, Govt. of Maharashtra Mantralaya,

Vilas Javdekar Eco Homes

306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038 INDIA

02-01-2023
Maharashtra Pollution Control Board
Kalpataru Point, 2nd Floor, Sion Circle,
Opp. Cine Planet, Sion (East),
Mumbai - 400 022.
Tel. 24010437 / 24020781.
Website : www.mpcb.gov.in

SIX MONTHLY COMPLIANCE
REPORT OF
RESIDENTIAL & COMMERCIAL PROJECT
“YASHONE PIRANGUT”

AT

Gat No.507 & 508/A/1, 507& 508/A/2, 507& 508/A/3, 507&
508/A/4, 507& 508/A/5,323(P)

Village - Pirangut, Tal - Mulshi, Dist. Pune

OF

M/s Vilas Javdekar Eco Homes

FOR

JULY 2022 TO DECEMBER 2022

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Section 1: Purpose of the Report

As per the 'Sub Para (i)' of 'Para 10' of EIA Notification 2006 and Condition mentioned in Point No. XLV, L, LIV & LVII of General conditions of Environmental Clearance (EC) letter dated 7th December, 2017 (**Annexure 2**), it is mandatory to submit six monthly compliance report to show the status & compliance of all the conditions mentioned in EC letter, along with monitoring of various environmental parameters. Therefore, based on specific and general conditions mentioned in EC letter detail compliance report is prepared.

Section 2: Project Details

M/s. Vilas Javdekar Eco Homes is proposing residential project 'Yash One Pirangut' at Gat No.- 507 & 508/A/1, 507 & 508/A/2, 507 & 508/A/3, 507 & 508/A/4, 507 & 508/A/5,323(P), Village-Pirangut, Tal. Mulshi, Dist. Pune, Maharashtra. Project is designed as self-sufficient establishment wherein infrastructure facilities such as water supply, power supply and communication facilities are proposed. Further the project proponent has made provision for solid waste collection and disposal, rain water harvesting and sewage treatment plant to ensure that project is environment friendly. The project proponent also proposes arrangement for safety, maintenance and security of residents. The main features of the project are as follows.

1.	Clearance letter (s)/OM no. and date	:	BMU/Pirangut,G.No. 507/1209/17-18 dated – 7 th December, 2017
2.	Location	:	Gat No.- 507 & 508/A/1, 507 & 508/A/2, 507 & 508/A/3, 507 & 508/A/4, 507 & 508/A/5,323(P), Village-Pirangut, Tal. Mulshi, Dist. Pune.
3.	(a) Address for correspondence		306, Siddharth Towers, Sangam Press Road, Kothrud, Pune - 411 038.
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	:	Mr. Sarvesh Javdekar Designation : Technical Director M/s.Vilas Javdekar & Sanjeevani Developers LLP Address: 306, Siddharth Towers, Sangam Press Road, Kothrud, Pune - 411 038. Telephone No. : + 91 9673811919 E-mail: sarvesh.javdekar@javdekars.com
4.	Salient Features		
	Total Plot Area (As per DC)	:	Plot area: 14,700 m ²
	Construction BUA (FSI + Non FSI)	:	23,508.60 m ²

Domestic Water Requirement	154 m ³ /day
Recycled Water Requirement (For Flushing & Landscaping)	Flushing: 78 m ³ /day Landscaping: 23 m ³ /day
Sewage Generation	208.28 m ³ /day
No. & Capacity of STP	1 STP of 230 m ³ /day
Solid Waste Generation	Non Bio-degradable Waste: 353 kg/day Bio-degradable Waste: 529 kg/day
Energy Demand	Construction phase: 36 KW Operation phase: 1345 KW DG set: 1 x 125 KVA Transformer : 2 x 630 KVA & 1 x 200 KVA

Section 3: Present Site Conditions

Sr. No.	Building Component	Current status of Work
1	Building A & B	Completed & occupied

Section 4: Post Environment Clearance Compliance Report

The proposal has been considered by PMRDA decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subjected to implementation of the following terms and conditions:

Sr. No	EC Conditions	Compliance Status
General Conditions for Pre-construction phase:-		We will dispose E-waste through Authorized vendor.
(i)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016	

(ii)	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after physically ensuring the existence of sustained water availability, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms and O.M. dated 19.06.2013	Noted. We will comply` the same.
(iii)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Not applicable, as project land does not come under forest reservation.
(iv)	PP has to abide by the conditions stipulated by SEAC & SEIAA.	We will abide by the conditions stipulated by SEAC & SEIAA.
(v)	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	The height, Construction built up area of proposed construction is in accordance with the existing FSI/FAR norms of the urban local body. Proposed project is in the residential zone as per the approved development plan of the area.
(vi)	"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.	Consent to establish from MPCB has been obtained. Copy is attached as Annexure – 4A. We have also obtained Consent to Operate from MPCB. Copy attached as Annexure – 4B.
(vii)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Yes, Mobile toilets were constructed on site to ensure sanitary and hygienic conditions and its maintenance was carried out.

(viii)	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Drinking water has been provisioned at site.
(ix)	The solid waste generated should be properly collected and segregated dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Generated waste was properly segregated and disposed off through authorized vendor.
(x)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Yes we have complied.
(xi)	Arrangement shall be made that waste water and storm water do not get mixed.	<ol style="list-style-type: none"> 1. Waste water is treated in STP & excess treated water is Connected to Municipal sewer drain. 2. Maximum storm water is recharged through recharge pits and excess storm water will drain through municipal storm water line. Hence, we ensure that waste water and storm water will not get mixed.
(xii)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Yes we have complied.
(xiii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes we have complied.
(xiv)	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	Noted. Plantation plan is in accordance with CPCB guidelines.
(xv)	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil and ground water samples are tested. No toxic contaminants are found. Monitoring report is attached.

(xvi)	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	We had taken proper measures during construction activity to avoid contamination of water courses. No bituminous material was used in construction.
(xvii)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Used oil generated at site was be disposed through MPCB authorized vendors.
(xviii)	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise standards	The DG used for construction was low sulphur diesel type and the same was maintained regularly by their authorized agency.
(xix)	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Diesel storage on site is within the permissible limits.
(xx)	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Pollution checks and undertakings from various vendors are obtained.
(xxi)	Ambient noise levels should confirm 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 ambient noise levels during day and night are tested and the same is within permissible limits.
(xxii)	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Fly ash has been used as a building material in following ways : 1. AAC blocks 2. Loose Fly ash
(xxiii)	Ready mixed concrete must be used in building construction.	Ready mixed concrete has been used in the building.
(xxiv)	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Roof top rain water will be harvested and stored in a tank and accordingly plumbing

		drawings are obtained from consultant. Storm water layout for surface runoff showing final disposal point is prepared.
(xxv)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand is reduced by: 1. Water reducing admixture in concrete 2. Ready mix plaster containing curing chemical.
(xxvi)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Condition is noted.
(xxvii)	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.	The installation of STP is certified by an independent expert. Treated water is used for flushing and gardening.
(xxvii i)	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Condition is noted.
(xxix)	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Dual plumbing is provided within buildings.
(xxx)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Low flow fixtures have been provided within the toilets.
(xxxi)	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If	Since the project is residential building and the

	necessary, use high quality double glass with special reflective coating in windows.	area of glass is only approximately 17% of built- up area, the electricity consumption is anyways less.
(xxxii)	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Roof top thermal insulation paint is applied.
(xxxiii)	Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	(i) All outdoor lighting is either CFL/LED. (ii) Solar water heater systems are installed.
(xxxiv)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act. 1986, The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	The diesel generator sets are Kirloskar make which conform to the rules made under the Environment (Protection) Act. 1986.
(xxxv)	Noise should be controlled by 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.	Noise level testing is done during day and night and test report by environmental consultant is obtained which indicates that the values are within permissible limits
(xxxvi)	Traffic congestion near the entry and exit points from the roads adjoining the proposed project Site must be avoided. Parking should be fully internalized and no public space should be utilized.	Parking is fully internalized and no public space is utilized.

(xxxvii)	Opaque wall should meet prescriptive requirement as per energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Condition is Noted.
(xxxviii)	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	As per DC rules.
(xxxix)	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Site engineers supervise proper implementation at site and the same will be monitored six monthly by an expert agency.
(xl)	Under the provisions of Environment (Protection) Act, 1986, Legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environment Clearance letter is obtained.
(xli)	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	RO shifted to Nagpur hence we are now submitting to Nagpur. We are submitting reports to the same.
(xlii)	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	Condition is Noted and complied.
(xliii)	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	OWC provided for the treatment of wet waste.
(xliv)	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Condition is Noted.

(xlv)	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Condition is Noted.
(xlvi)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted and applied.
(xlvii)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Separate environment management cell will be formed by registration of society and formation of a separate EMP account.
(xlviii)	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	A separate account for “EMP fund” will be created. The expenditure will be monitored. The same is attached an Annexure 3 .
(xlix)	The project management shall advertise at least in Two local newspapers widely, circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in	Advertisement is published in newspaper. Copy is attached as Annexure-5 .
(l)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soil copies to the MPCB & this department on 1 st June & 1 st December of each calendar year.	Complied.
(li)	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations. If any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	(i) A copy of environment clearance letter has been submitted to PMRDA. (ii) The EC letter has been uploaded on the website of the company.

(lii)	The proponent shall upload the Status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sectoral 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.	(i) The status of compliance and monitoring reports will be uploaded on website. (ii) The environment performance board will be displayed on site near main gate.
(liii)	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF the respective Zonal Office of CPCB and the SPCB.	Six monthly reports have been submitted to concerned Government offices.
(liv)	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 Offices of MoEF by e-mail.	We will submit Form V for each financial year.
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.	Condition is Noted.

5	In case of submission of false document and non-compliance of stipulated conditions. Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act. I 986,	Condition is Noted.
6	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Condition is Noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF and CC notification dated 29 th April, 2015.	Condition is Noted.
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Condition is Noted.
9	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act. 1974, the Air (Prevention and Control of Pollution) Act. 1981. The Environment (Protection) Act. 1986 and rules there under. Hazardous Wastes (Management and Handling) Rules. 1989 and its amendments, the public liability Insurance Act, 1991 and its amendments.	Condition is Noted.

10	Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyanbhawan, Sec-5 R.K Puram, New Delhi-110 022, if preferred within 30days as prescribed under section 35 of the National Green Tribunal Act 2010.	Condition is Noted.
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Section 5 : Monitoring and Analysis

Monitoring of Air quality, Water quality, Soil quality, Noise level and DG set stack emissions at construction site. Monitoring was done and samples were collected as per standard norms. All samples were analyzed in NABL accredited laboratory. The details of sampling parameters were given in following table.

Sr. No.	Environmental Components	Monitoring Parameters
1	Air	PM ₁₀ , PM _{2.5} , SO ₂ , NO ₂ , O ₃ , Pb, CO, NH ₃ , C ₆ H ₆ , Benzo (a) Pyrene – Particulate Phase only, As, Ni
2	Water	Colour, Odour, Turbidity, pH, TDS, Total Alkalinity, Total Hardness, Ca, Mg, Cl ⁻ , SO ₄ , NO ₃ , Fe, Mn, F, Pb, Cu, Zn, Cr ⁶⁺ , As, B, Residual Chlorine, Al, Cd, Se, Hg, Pesticides, Mineral Oil
3	Noise	Leq
4	Soil	pH, Electrical Conductivity , Total Nitrogen as N, Phosphate as P, Potasium as K, Exchangeable Calcium as Ca, Exchangeable Magnesium as Mg, Exchangeable Sodium as Na , Organic Matter, Texture

Monitoring results are attached as **Annexure 6** which indicates that parameters of all environmental components are within standard limit and there is no pollution at site.



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, अंध, पुणे - ४११००७.

PUNEMETROPOLIS

S.No. 152 - 153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411007

Ph.No. 020 - 259 33 344 / 356 / 333 / फोन नं. : ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ Email : hqpmrda@gmail.com

विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.६.६.१ नुसार)

जा.क्र.: वीएमयु /मौ.पिरंगुट/ग.नं.५०७पै व इतर/प्र.क्र. १२०९/१७-१८/दि.०७/१७/२०१७

प्रति,

मं. विलास जावडेकर इको होम्स तर्फे श्री. आदित्य जावडेकर व इतर
रा. ३०६, सिद्धार्थ टॉवर्स कोथरूड, पुणे ३८.

मौजे- पिरंगुट, तालुका मुळशी, जिल्हा- पुणे येथील ग.नं. ५०७पै, ५०८पै व ३२३पै क्षेत्र
१४७००.०० चौ.मी. क्षेत्रावरील समूह गृहबांधणी प्रकल्पामधील सुधारीत रेखांकन/ इमारत बांधकाम प्रस्ताव
मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून
तसेच सोबतच्या परिशिष्ट ' अ ' व परिशिष्ट ' ब ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास
विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,
पुणे यांचे करिता.

परिशिष्ट ' अ '

१. मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
२. सदर विकास परवानगी व प्रारंभ प्रमाणपत्र हे एक वर्षाच्या कालावधीकरिता अंमलात राहिल. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
३. प्रस्तावासोबत मोजणी दि. २४/०३/२०१७, मो.र.नं. ८५१/१७ व दि.१९/०७/२०१७ मो.र.नं.१८४६८/१७ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहिवाटीबाबत 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 / जमीनमालक यांची राहिल. ज्या जागेची मालकी / वहिवाट, अर्जदार / विकासक / जमीनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुज्ञेय राहणार नाही.
४. प्रस्तुतच्या जमिनीवर आर्थिक संस्थाचा बोजा असल्यास त्यास अर्जदार / जमीनमालक / विकासक सर्वस्वी जबाबदार राहतील.
५. नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु.५००/- च्या स्टॅम्प पेपरवरील दिनांक २३/१०/२०१७ रोजी नोटरी स्मिता जयंत देशमुख यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र 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.
६. 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 क्षेत्रफळ, रस्त्यांची रुंदी, १५% सुविधा भूखंड व १०% 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 भूखंडातील क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते /रस्ता रुंदीने बांधित क्षेत्र जागा मालकास/विकासकास वाढीव चटईबाबतच्या बदलात संबंधित



नियोजन प्राधिकरणाकडे हस्तांतरीत 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 स्वखर्चांने करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्यक्ष जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटईक्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.

७. मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
८. मंजूर नकाशामध्ये समाविष्ट स.नं. ५०७पै व इतर क्षेत्र १४७००.०० चौ.मी. या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर ग.नं. मधील क्षेत्रामध्ये एकत्रिकरणाबाबतची सक्षम अधिकाऱ्याची मान्यता घेऊन त्यानुसार आवश्यक ती नोंद महसूल दफ्तरी होऊन तसा नोंदीबाबतचा प्रॉपर्टी कार्ड उतारा / ७/१२ उतारा व मोजणी नकाशा सादर करणे अर्जदार / विकासक / जमिनमालक यांच्यावर बंधनकारक आहे.
९. रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त रहिवास /वाणिज्य याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल.
१०. 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.
११. 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.
१२. 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.
१३. रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने / विकासकांने / जमीनमालकाने भूखंड / सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चांने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
१४. नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
१५. नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते / रस्तारुंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
१६. जागेतील / जागेलगतच्या नाल्याच्या/नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ स्तरामध्ये अनाधिकृत बदल



करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल.

१७. स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
१८. स्ट्रक्चरल इंजिनिअर/डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
१९. अर्जदार / विकासक / जमिनमालक यांनी दि. २३/१०/२०१७ अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येत 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)
२०. 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 आकडेमोड, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक / जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
२१. निवोजित 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 / जमीन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
२२. वेस्ट वॉटर ट्रीटमेंट प्लॅन्ट यंत्रणा उभारणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासना यासाठी करणे आवश्यक आहे.
२३. प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे प्रमाणपत्र अर्जदार / विकासक / जमीनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पूर्णतः वापर सुरु केल्यास अर्जदार / विकासक / जमीनमालक कारवाईस पात्र राहिल.
२४. प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. ६.२.६.१ नुसार विशेष इमारतीबाबत :-



- a) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १२.६ (b) नुसार प्रस्तावित इमारती सभोवताली ६ मी. रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल याप्रमाणे डिझाईन करून विकसीत करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक आहे.
- b) अर्जदार / विकासक / जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ट 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 दिनांक - २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टोप - ii प्रमाणे मुख्य अग्निशमन अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी १५ मी. पेक्षा उंच इमारतीच्या नियोजनातील जिऱ्याचे व लिफ्टचे स्थान मान्य केलेले आहे. सदर नियोजनाव्यतिरिक्त नियोजनात बदल करणे आवश्यक झाल्यास पुऱ्हा संबंधित मुख्य अग्निशमन अधिकारी / संचालक यांशी मंजुरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदीप्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनाअनुषंगाने मुख्य अग्निशमन अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी पत्र क्र. FPM/२८९/२०१६, दि. २३/११/२०१६ ने 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 अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बाबींची पूर्तता करणे अर्जदार/विकासक/ जमिनमालकावर बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवटयाशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवटा 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 भुंकण 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 नारहकत प्रमाणपत्र सादर करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.



- i) मुख्य अग्निशमन अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी पत्र क्र. FPM/२८१/२०१६, दि. २३/११/२०१६ अन्वये ना हरकत दाखला व सोबतचे नकाशे सांक्षातिक केलेले आहेत. सदरचे नकाशामध्ये मंजूरी देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्निशमन अधिकारी / संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.
२५. प्रस्तुत मंजूर नकाशातील इमारतीच्या नियोजनात बदल असल्याने जोते तपासणीपूर्वी सुधारीत Fire N.O.C. घेणे अर्जदार / विकासक यांचेवर बंधनकारक राहिल.
२६. सदर प्रकरणी औद्योगिक क्षेत्रात रहिवास वापर खालील अटीवर अनुज्ञेय केलेला आहे. खाली नमूद अटी अर्जदार यांचेवर बंधनकारक राहतील.
- १) सुविधा क्षेत्र Proper Access व Basic Land Development करून तसेच त्याचा स्वतंत्र ७/१२ उतारा विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. २२.४.२.१ (v)(vi) नुसार सुविधा क्षेत्र चटई क्षेत्र निर्देशांकाचे बदल्यात प्राधिकरणास हस्तांतरीत करणे अर्जदार यांचेवर बंधनकारक राहिल.
- २) २३.०० मी. बफर झोनमध्ये कोणतेही बांधकाम अनुज्ञेय होणार नाही, तथापि खुल्या जागेमध्ये अनुज्ञेय असणारे बांधकाम बफरझोन मधील खुल्या जागेत अनुज्ञेय होणार नाही.
२७. प्रस्तुत जमिनीवर भविष्यात छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रकमेची बाकी उद्भवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.



परिशिष्ट ब
पर्यावरणीय अटी व शर्ती

प्रकल्पाची संक्षिप्त माहिती
१) प्रकल्पाचे नाव - "Yashone"
२) अंदाजे खर्च - रु. ७६ कोटी
३) एकूण सदनिका - रहिवास - ३३८, शॉप्स - २६
४) जास्तीत जास्त इमारत उंची - ३५.६५ मी.
५) एकूण वापरकर्ते - रहिवास - १७६३
६) बांधकाम क्षेत्र (FSI + Non FSI) = २३,५०८.६० चौ. मी.
७) छाननी शुल्क - ३ लक्ष (प्रमाणे पु.म.प्र.वि.प्रा. पुणे कडे जमा करण्यात आला आहे).

१)	Land Environment
	<p>१) संकल्पनात्मक नकाशा जोडला असून इमारत संरचना खालील प्रमाणे आहे. इमारत A, B - P + 11 इमारत C - P + 7 एकूण ०३ इमारत</p> <p>२) वास्तुविशारद यांनी प्रमाणित केलेले बांधकाम क्षेत्राचा तपशील खालील प्रमाणे आहे. जमीन क्षेत्रफळ - १४,७००.०० चौ.मी. बांधकाम क्षेत्र (FSI) - १७,६८६.३१ चौ. मी. बांधकाम क्षेत्र (Non FSI) - ५८२२.२९ चौ. मी. एकूण बांधकाम क्षेत्र - २३,५०८.६० चौ. मी.</p> <p>३) पाणी वापर - बांधकाम दरम्यान - २६ घ. मी. / दिन ऑपरेशन चरण - २५५ घ. मी. / दिन</p> <p>४) वीज आवश्यकता - बांधकाम दरम्यान - ३६ KW ऑपरेशन चरण - १३४५ KW</p> <p>५) पार्किंग - गाडी - ३६ दुचाकी - ३९६ सायकल - ३९६ एकूण - ८२८</p> <p>६) सदर प्रकल्प नियोजित विकास आराखड्यानुसार असल्याने विद्यमान सुविधांवर कोणताही मोठा प्रभाव होणार नाही.</p> <p>७) कंटूर नकाशा जोडला असून सदर नकाशाचे अवलोकन केल्यास निदर्शनास येते की, कोणत्याही प्रकारचे जमीनीचे धारण व अस्थिरता निर्माण होणार नाही.</p> <p>८) सदर प्रकल्प सध्याच्या नैसर्गिक निचरा व्यवस्थेमध्ये बदल करणार नाही.</p> <p>९) एकूण उत्खनन ८७५४ घ. मी. प्रस्तावित असून त्या पैकी बॅकफिल करिता २६२६ घ. मी. व १७५२ घ. मी. जागा समतल करण्याकरिता वापरण्यात येईल.</p> <p>१०) बांधकाम कालावधीमध्ये एकूण २६ घ. मी. पाणी वापर व २० घ. मी. सांडपाणी निर्माण होण्याचे प्रस्तावित आहे. सदर सांडपाणी प्रक्रियेकरिता खडी भिजवून असलेला सेप्टिक टाकी प्रस्तावित आहे.</p> <p>११) प्रस्तावित प्रकल्पामुळे पापायळ जागेत कोणताही बदल होणार नाही.</p> <p>१२) सदर प्रकल्पामुळे आरोग्य धोका निर्माण होणार नाही या करिता विकसनकल्पाने खालील बाबींची पूर्तता करण्याची हमी दिली आहे.</p> <p>a) ३.० मी. बॅरीकेडिंग करणे b) धूळ धोरणांसाठी पाणी शिपडणे c) वैयक्तिक संरक्षण उपकरणे देणे. d) Construction & Demolition Waste Rules, 2016 चे पालन करणे.</p>

२)	Water Environment
	<p>१) Water Balance Chart चा तपशील खालील प्रमाणे शुद्ध पाणी वापर - १५४ घ. मी. / दिन</p>



फ्लशिंग पाणी वापर - ७८ घ. मी./ दिन

लॅडस्केपिंग पाणी वापर - २३ घ. मी./ दिन

एकूण पाणी वापर - २५५ घ. मी./ दिन

सांडपाणी निर्मिती - २०८.२८ घ. मी./ दिन

उपचार केलेले अतिरिक्त पाणी - १०१ घ. मी./ दिन

२) पाणीपुरवठा ना हरकत दाखला जोडलेला असून बोअरवेलचे Yield - २०० घ. मी. / दिन आहे.

३) जलशुद्धीकरण केंद्र प्रस्तावित केले असून सदर प्रक्रिया दर्शवण्यात आली आहे व त्याचा तपशील खालील प्रमाणे आहे.

Water softner / Filtration Plant - १६.० घ. मी. / तास

R.O. Plant - ४ घ. मी. / तास

४) सदर प्रकल्पामधील नळांना Low Flow Aerators बसविण्याचे प्रस्तावित आहे.

५) सदर प्रकल्पामधील मलनिःसारण यंत्रणे मधून एकूण २०८.२८ मी. / दिन इतके पाणी पुनर्वापर करण्याचे प्रस्तावित आहे.

६) सदर प्रकल्पामधून पाण्याचे फेरफार अपेक्षित नाही.

७) Hydrogeological report सादर केला असून पावसाच्या पाण्याचा तपशील खालील प्रमाणे :

a) छप्पराच्या वरच्या पावसाचे पाणी - ३२.२० मी.^१/ दिन

b) रिचार्ज पिटचा आकार - १.३५m x १.३५m x ३.००m व त्या सोबत १६० mm dia व २५m bore depth

c) प्रत्येक रिचार्ज पिटची साठवण क्षमता - १०.८० घ.मी./ दिन

d) प्रस्तावित रिचार्ज पिट व बोर - ०३ (किमान १ बोर ५,००० चौ. मी. करिता)

e) पावसाच्या पाण्याचा रिचार्ज उथळ सच्छिद्र पर्यंत मर्यादित ठेवण्यात येईल.

८) सदर प्रकल्पामुळे Water logging व Flooding अपेक्षित नाही व खालील बाबींची पूर्तता करण्यात आली आहे.

a) वाढणू पाणी निचरा करण्याकरिता जलवाहिनी - ६०० dia

b) सीमा भित उभारण्यात येईल.

c) एकूण २८० चौ.मी. Grass Pavers लावण्यात येईल जेणेकरून जास्तीत जास्त पाणी पाझरण्यात येईल.

d) Storm Water Layout जोडण्यात आला आहे.

९) बांधकाम कामगार काम करते वेळेस अस्वच्छ परिस्थिती निर्माण न होण्याकरिता खालील बाबींची पूर्तता करण्यात आली आहे.

a) Mobile Toilets बसवण्यात येतील.

b) कचरा विषमता करण्याकरिता वेगळे कुंड्या ठेवण्यात येतील.

c) कीटक नाशक फवारे वेळोवेळी मारण्यात येतील.

१०) सांडपाणी प्रक्रिया संयंत्राबाबत सविस्तर माहितीचा तपशील खालील प्रमाणे -

S.T.P. - २३० घ.मी./ दिन

Sewage treatment technology-MBBR technology

Input B.o.D 3 days @ 27deg C : 250 ppm

Output B.o.D 3 days @ 27deg C : < 30 ppm

११) उपचार केलेल्या अतिरिक्त पाण्याची C.P.C.B. च्या नियमावलीनुसार विल्हेवाट करण्यात येईल.

१२) सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट C.P.H.E.E.O च्या नियमावलीनुसार करण्यात येईल.

१३) दुहेरी नलिका वापरून grey व black water वेगळे करण्यात येईल.

३) **Vegetation**

१) सदर प्रकल्पामुळे जैवविविधतेवर कोणताही धोका निर्माण होणार नाही.

२) झाडे लावण्याचा नकाशा जोडण्यात आला असून त्याचा तपशील खालील प्रमाणे आहे.

a) विद्यमान झाडे - २६

b) कापण्याकरिता प्रस्तावित झाडे - ०



- c) प्रत्यारोपणकरिता प्रस्तावित झाडे - ०
d) प्रस्तावित नवीन झाडे - २०५ (किमान ८० चौ. मी. ला १ झाड)
e) सदर जमिनीवरील वरची माती पुनर्वापर करण्यास प्रस्तावित आहे.
f) झाडे लावताना मुळ प्रजातींना प्राधान्य दिले जाईल.

४) **Fauna**

सदर प्रकल्पामुळे जीवजंतुंवर कोणताही मुख्य प्रभाव होणार नाही.

५) **Air Environment**

१) सदर प्रकल्पामुळे हवेतील प्रदुषणावर कोणताही मुख्य प्रभाव होणार नाही व सध्या असलेली वायु प्रदुषण पातळी खालील प्रमाणे आहे.

वाहतांच्या उत्सर्जनामुळे या प्रकल्पाचा कुठल्याही प्रकारची उष्णता होती. वाहनातून गॅस उत्सर्जन कमी करण्यासाठी, पुरेशी विस्तृत अंतर्गत रस्ता असलेल्या प्रकल्पात योग्य प्रवेश / निर्गमन प्रस्तावित केला आहे. नाइट्रोज आणि आसपासच्या मूलभूत वातावरणाची हवा गुणवत्ता पाहण्यात आली आहे आणि खालील तक्त्यामध्ये दर्शविली आहे. चूका आधारभूत वातावरणाची हमी योग्य मर्यादित असल्याने, वायूंचे एकाग्रतामध्ये परिणामस्वरूप वाढ देखील मर्यादितच आत असेल.

मानक पातळी

PM _{2.5} - २४	६०
PM ₁₀ - ६२.४	१००
SO ₂ - १०.२	८०
NO _x - १६.३२	८०

२) वायु प्रदुषण कमी करण्याकरिता खालील बाबींची पूर्तता करण्यात आली आहे.

- a) ३.० मी. उंचीचे Barricading
b) धुळीवर पाणी शिंपडणे
c) धुळ मास्क घालणे
d) चाके धुण्याची सोय बसवणे
e) ट्रॅक्सच्या हौदाला ताडपत्रीने झाकणे.

३) वाहतुक नियंत्रण व पार्किंग नकाशा जोडण्यात आला असून त्याचा तपशील खालील प्रमाणे आहे.

- ४) पार्किंग - गाडी - ३६
दुचाकी - ३९६
सायकल - ३९६
एकूण - ८२८

सदर पार्किंग प्रचलित बांधकाम नियमावलीप्रमाणे आहे व क्षेत्र खालील प्रमाणे आहे.

- a) रस्ते व driveways - ३७३८ चौ.मी.
b) पादचारी मार्ग - २१५० चौ.मी.

५) सदर प्रकल्पाकरिता D.G. Set प्रस्तावित असून exhaust pipe C.P.C.B. च्या प्रचलित नियमावली नुसार लावण्यात येतील.

६) **Aesthetics**

१) सदर प्रकल्पामधील इमारत प्रचलित बांधकाम नियमावलीनुसार प्रस्तावित असल्याने दोन इमारतीमधील अंतर, set back अंतर व इमारत उंचीचा मोठा प्रभाव राहणार नाही व त्याचा तपशील खालीलप्रमाणे आहे.

- a) जास्तीत जास्त इमारतीची उंची - ३६.६५ मी.
b) Set back Margin - ९.०० मी.
c) दोन इमारतीमधील अंतर - १६.०० मी.
d) वळण विज्या - ९ मी.

२) अस्तित्वात असलेल्या इमारतीकरिता प्रवेश व प्रस्तावित असलेल्या इमारतींचा प्रवेश वेगळा असेल जेणेकरून रहिवासींना कमी असुविधा होईल.



	३) सदर प्रकल्पाच्या परिसरात पुरातन शाश्वत साइट नाही.
७)	Building Materials
	१) Fly ash Notification, 1999 प्रमाणे Fly ash चा वापर R. C. C. बांधकाम व Plaster साठी प्रस्तावित आहे. २) Reinforcement चा वापर प्रस्तावित आहे. ३) Flush door with laminate चा वापर प्रस्तावित आहे. ४) ceramic and vitrified tile चा वापर प्रस्तावित आहे ५) खिडक्यांकरिता reflective glass चा वापर प्रस्तावित आहे.
८)	Solid Waste Management
	१) घन कचरा नियंत्रणा बाबत खालील बाबींचा समावेश आहे. a) सुका व ओला कचरा वेगवेगळ्या कुड्यांमध्ये ठेवला जाईल b) सुका कचरा - ३५३ kg / day c) ओला कचरा - ५२९ kg / day (किमान ०.३ kg / person/ day प्रमाणे) एकूण - ८८२ kg / day d) सुका कचरा अधिकृत विक्रेत्याला दिला जाईल e) ओला कचरा Organic Waste Composter मधुन प्रक्रिया करून त्याचा वापर खत म्हणून केला जाईल. f) Solid Waste (Management) Rules, 2016, E- Waste (Management) Rules 2016 & Plastic Waste (Management) Rules, 2016 च्या तरतुदीचे पालन करण्यात येईल.
९)	Energy Conservation
	१) वीज आवश्यकता a) स्रोत - M.S.E.D.C.L. b) बांधकाम वेळेस - ३६ KW c) ऑपरेशन चरण - १३४५ KW d) D.G. Set - १ x १२५ KVA e) Transformer - २ x ६३० KVA, १ x २०० KVA २) खालील ऊर्जा संरक्षण पद्धतींचा समावेश करण्यात आला आहे. a) सामान्य क्षेत्रांमध्ये एकूण २५ KW चे LED दिवे लावण्यात येतील b) गरम पाण्याकरिता एकूण ४२,२५० ली. चे Solar Water Heating system लावण्यात येतील c) ऊर्जा कार्यक्षम असलेले पाण्याचे पंप बसवण्यात येतील. d) जिने, लिफ्ट, पार्किंग भागात Timer बसवण्यात येतील. e) Solar Photovoltaic Generation (Connected load च्या किमान १%) = १५KW बसवण्यात येईल. g) खिडकीला बसवण्यात येणाऱ्या काचेचे गुणधर्म खालील प्रमाणे Transmittance - ९० % ३) E.C.B.C. नियमांचे पालन करण्यात येईल ४) अग्निशमन विभागाने जारी केलेला ना हरकत दाखला प्रमाणे Fire Fighting System बसवण्यात येतील.



साधारण पर्यावरणीय अटी व शर्ती

परिशिष्ट व

१. सादर प्रकल्पामध्ये पर्यावरण अनुमती एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र २३५०८.६० चौ.मी. एवढ्या क्षेत्रासाठी देण्यात आलेली आहे.
२. अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने Environment Cell कडे अर्ज सादर करणे बंधनकारक राहिल.
३. नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही व पाणथळ जागेत कोणतेही बांधकाम करता येणार नाही.
४. पाणी कार्यक्षम उपकरणांचा वापर करणे आवश्यक राहिल. किमान १ रिचार्ज प्रति ५००० चौ.मी. बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल व पावसाच्या पाण्याचा रिचार्ज उथळ सच्छिद्र पर्यंतच मर्यादीत ठेवावा लागेल. पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल. तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
५. विकास नियंत्रण नियमावलीनुसार आवश्यक खुल्या जागेत किमान २०% क्षेत्र Grass Pavers किंवा इतर पदपथ वापरून भेदय ठेवणे आवश्यक आहे.
६. ओला व सुक्या कचऱ्याकरीता सादर जागेत स्वतंत्र कंटेनरची सोय करून सुखा कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या ओल्या कचऱ्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक / जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.
७. Solid Waste (Management) Rules, 2016, E- Waste (Management) Rules 2016 & Plastic Waste (Management) Rules 2016 च्या तरतुदीचे पालन करावे लागेल.
८. रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावी लागेल व सांडपाणी यंत्रणे मधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health and Environmental Engineering Organisation (C.P.H.E.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
९. प्रक्रिया केलेल्या सांडपाण्याचा वापर flushing व landscaping साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट Central Pollution Control Board (C.P.C.B.) च्या नियमावलीप्रमाणे करावी लागेल.
१०. Energy Conservation Building Code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D. दिवे लावावे लागतील.
११. सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार / विकासक / जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
१२. बांधकामातील वेस्टची व्यवस्था व विल्हेवाट लावण्यासाठी लावण्यासाठी Construction and Demolition Waste Rules 2016 चे पालन करावे लागेल व जमिनीवरील मातीचा जास्त जास्त पुनर्वापर करावा लागेल.
१३. पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
१४. Fly ash Notification, १९९९ प्रमाणे Fly ash चा वापर R. C. C. , बांधकाम व Plaster साठी करावा लागेल.
१५. धुळ, धुर व इत्यादी वायु प्रदूषण टाळण्याकरिता ३ मी. उंचीचे particulating, लाउण्णो, wheel washing व पाणी शिंपडणे इ. चा वापर लागेल.
१६. D.G. Set चा exhaust pipe C.P.C.B. च्या नियमावलीनुसार करावा लागेल.
१७. सादर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्यांची जोपासना करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल तसेच झाडे तोडल्यास प्रति झाडाच्या बदल्यात ३ लावणे बंधनकारक राहिल.



१८. बांधकाम कामगारांकरीता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
१९. पर्यावरणाच्या निवर्तनाचे उल्लंघन केल्यास Environment (Protection) Act १९८६ च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.
२०. केंद्र शासनाच्या पर्यावरण विभागाकडील दि.९ डिसेंबर २०१६ रोजीचे Notificaton No. ५.०.३९९९(E) व दि. १३/४/२०१७ रोजीच्या शासन अधिसूचना TPS-१८१६/CR-४४३/१६-DP Directors/ UD-१३ अधिसूचन मधील अटी व शर्तीचे व अर्जदार यांनी सादर केलेल्या Form १A व Consolidated Statement च्या अर्जातील तरतुदींचे पालन करणे व या तरतुदींच्या पूर्ततेबाबत अहवाल Qualified Building Environment Auditor मार्फत दर ५ वर्षांने सादर करणे अर्जदार यांचेवर बंधनकारक राहिल.
२१. अर्जदाराने पर्यावरण पायाभूत सुविधा बाबतचा अहवाल व Qualified Building Environment Auditor तर्फे कार्यपूर्तीबाबत प्रमाणपत्र भोगवटा प्रमाणपत्र घेणेपूर्वी सादर करणे बंधनकारक राहिल. वरील नमूद केलेल्या अटी व शर्तीची पूर्तता झाल्यानंतर भोगवटा प्रमाणपत्र देण्यात येईल.
२२. प्रस्तावातील इमारतीखालील व इतर विकसनशील जमिनीवरील २० सें.मी पर्यंत मातीच्या वरच्या धराचे जतन करून योग्य टिकाणी साठा करून प्रस्तावातील झाडांच्या वृक्षारोपणासाठी वापरणे बंधनकारक राहिल.
२३. सार्वजनिक, खासगी, यांत्रान्वित, पादचारी व इतर वाहतुकीच्या नियोजनासाठी सर्व समावेशक गतिशीलता आराखडा तयार करून Ministry of Urban Development (MoUD) आणि Urban and Regional Development Plans Formulation and Implementation (URDPFI) च्या मार्गदर्शक तत्वांचे पालन करणे बंधनकारक राहिल.
२४. पर्यावरणीय अटींच्या पूर्ततेसाठी व अंमलबजावणी साठी पर्यावरणीय व्यवस्थापन आराखडा (Environment Management Plan) तयार करणे बंधनकारक राहिल. पर्यावरण पायाभूत सुविधेच्या देखभाल दुरुस्तीकरिता Environment Monitoring Cell ची स्थापना करावी लागेल ज्यामध्ये सहकारी गृहनिर्माण संस्थेचे पदाधिकारी असतील जेणेकरून प्रस्तावित सुविधेची कायमस्वरूपी देखभाल दुरुस्ती करण्यात येईल.
२५. वरील अटी व शर्तीच्या व्यतिरिक्त Water (Prevention and Control of Pollution) Act १९७४, the Air (Prevention of Pollution) Act १९८१, the environment (Protection) Act १९८६ व त्या अंतर्गत असलेल्या सर्व नियम, Hazardous wastes public liability Insurance Act, १९९१ व त्या अंतर्गत amendment च्या तरतुदींचे पालन करणे बंधनकारक राहिल.
२६. सदर प्रकरणी रक्कम रु. ३,००,०००/- छाननी फी पर्यावरण अनुमतीसाठी भरण्यात आलेली असून प्राधिकरणाच्या ठरावात या फी मध्ये बदल झाल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
२७. अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने


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

Annexure – III**EMP Cost****During Construction Phase**

Sr. No.	Parameter	Total cost in Lakhs
1	Water and dust Suppression	9
2	Site Sanitation & Safety	10
3	Environmental Monitoring	6
4	Disinfection	4
5	Health Check up	5
Total Cost		34

During Operational Phase

Sr. No.	Pollution control measures	Capital Cost (Rs. Lakhs)	Recurring Cost Per annum (Rs. Lakhs)
1	Rain Water Harvesting system	15.00	1.5
2	Sewage Treatment Plant	65.00	12.00
3	Organic waste composting	13.00	4.00
4	Tree Plantation	48.00	3.00
5	Energy Efficient equipments	45.00	1.00
6	Environmental monitoring	Nil	5.00
7	Laying of Storm & Sewer line upto final disposal point	15.00	0.50
Total		201.00	27.00

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /LSI

Consent order No: Format1.0/BO/RO-HQ/CL-1902000463

Date-12/02/2019

To,
M/s. Vilas Javdekar Eco Homes "Yash One",
Gat no. 507 & 508/A/1, 507 & 508/A/2,
507 & 508/A/3 & 508/A/4, 507 & 508/A/5 & 323(P),
Village-Pirangut, Tal-Mulshi, Dist - Pune.

Subject: Consent to Establish for Residential Cum Commercial project under Red Category.

Ref :

1. Integrated Environmental Clearance and building permission granted by PMRDA vide no. BMU/Mau. Pirangut/gat no.507(p) & other/C.R.1209/17-18 dated 7.12.2017.
2. Minutes of Consent Committee meeting held on 25.6.2018.
3. Clarification letter received from Environment Department vide letter no. SEIAA-2019/CR-14/SEIAA dtd 24.1.2019.

Your application MPCB-CONSENT-00000038622 Dated: 26/12/2017

For: Consent to Establish for Residential Cum Commercial project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 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 is granted for a period up to commissioning of the project or 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 76 Crs. (As per undertaking submitted by project proponent)
3. The Consent to Establish is valid for construction of Residential cum Commercial project by M/s. Vilas Javdekar Eco Homes named as "Yash One" at Gat no. 507 & 508/A/1, 507 & 508/A/2, 507 & 508/A/3 & 508/A/4, 507 & 508/A/5 & 323(P), Village-Pirangut, Tal-Mulshi, Dist - Pune on total plot area of 14,700 sq.m. and total construction built up area 23,508.6 sq. mtrs including utilities and services as per commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	208.28	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
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1	DG Set	125 KVA	1	As Per Schedule -II
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6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	529 Kg/Day	OWC	Use as Manure
2	Non-biodegradable	353 Kg /Day	Segregation	Segregate and Hand over to Local Body for recycling

7. Conditions under Hazardous & Other Waste (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: Nil

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.

9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

12. Project Proponent shall comply with the conditions stipulated in Integrated Environmental Clearance and building permission granted by PMRDA vide no. BMU/Mau. Pirangut/gat no.507(p) & other/C.R.1209/17-18 dated 7.12.2017.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Amount(Rs.)	DR No.	Received Date	Bank Name
125000	7603158	2017-12-27	ICICI Bank

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, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install Sewage Treatment Plants (STPs) with the design capacity of 210 CMD.
- B) The Applicant shall operate the effluent 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
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow parameters at the outlet of STP.**
- 3) The industry should 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 water consumption is as under:

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	255



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1	DG Set (125 KVA)	Acoustic enclosure	3.0*	Diesel	5	Lit/Hr	-	-

* Above roof of the building in which it is installed.

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

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



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 20 lakh	15 Days	Towards compliance of consent and EC conditions	Upto Commissioning of the project	Five years


Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) 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.
 - 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should 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.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000140199/CR/2211001472

Date: 18/11/2022

To,
M/s. Vilas Javdekar Eco Homes
Gat No. 507 & 508/A/1, 507 & 508/A/2, 507
& 508/A/3, 507 & 508/A/4, 507 & 508/A/5 &
323 (Part), Pirangut
Tal: Mulshi, Dist: Pune.



Your Service is Our Duty

Sub: Renewal of Consent to operate(part) for residential & Commercial construction project under Red Category

- Ref:**
1. Consent to Establish granted vide No. BO/ROHQ/CC-1902000463 dtd. 12.02.2019.
 2. Renewal of Consent to Operate (Part-I) granted vide no. Format1.0/BO/JD (WPC)/UAN-0113301/CR-2108001193 dtd 20.08.2021
 3. Environment Clearance (PMRDA) granted vide No. BMU/MOU.PIRANGUT / GUTT NO. 507(P) & OTHERS / CR.NO1209 /17-18 / Date 07-12-2017.

Your application NO. MPCB-CONSENT-0000140199

For: grant of Consent to Renewal under Section 26 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 Renewal of Consent to operate(Part) is granted for period up to 31.05.2023**
2. **The capital investment of the project is Rs.66 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate(part-I) is valid for residential and commercial construction project named as Vilas Javdekar Eco Homes, Gat No. 507 & 508/A/1, 507 & 508/A/2, 507 & 508/A/3, 507 & 508/A/4, 507 & 508/A/5 & 323 (Part), Pirangut, Tal Mulshi, Dist Pune on Total Plot Area of 14700 SqMtrs for completed total construction BUA of 18974.92 SqMtrs out of Total Construction BUA of 23508.6 SqMtrs as per EC granted dated 07.12.0217 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 07.12.2017	14700.00	23508.60
2	Consent to Establish dtd 12.02.2019	14700.00	23508.60
3	Renewal of Consent to Operate (Part-I) dtd 20.08.2021	14700.00	18974.92

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	208.28	As per Schedule - I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG Set 125 KVA	1	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Wet Waste	529 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry Waste	353 Kg/Day	Segregation	Segregate and Hand over to Local Body for recycling
3	STP sludge	18.0 Kg/Day	Dewatering	used as manure

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	20	Ltr/A Reprocessing	To Authorized Reprocesser

8. The 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 authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
12. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
13. Project Proponent Shall renew the NOC of Central ground water Authority (CGWA) for extraction of Ground water from time to time.

14. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from Local body , Pune Metropolitan Regional Development Authority Pune dt.07/12/2017

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2205003672	31/05/2022	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 provided Sewage Treatment Plant of designed capacity 210 CMD with MBBR technology for the treatment of 208 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	255.00
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 provided the Air pollution control (APC) system and erected 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
1	DG Set-125 kVA	Acoustic Enclosure	3.00	Diesel 25 Ltr/Hr	1	SO ₂	12 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm 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).



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	Renewal of Consent to Operate (Part-I)	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	Continuous	31/07/2023

** 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

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



PUBLIC NOTICE

We, M/s. VILAS JAVDEKAR ECO HOMES Through Authorised Signatory and Partner MR. ADITYA VILAS JAVDEKAR, hereby bring to the kind notice of general Public that Pune Metropolitan Regional Development Authority (P.M.R.D.A) have issued Environmental Clearance for our proposed Residential Project, YASHONE, located at Gat No. 507 & 508/A/1, 507 & 508/A/2, 507 & 508/A/3, 507 & 508/A/4, 507 & 508/A/5 & 323 (Part), Village Pirangut, Taluka Mulshi, Dist Pune, Maharashtra vide letter dated 7th December, 2017 bearing No. BMU/MOU. PIRANGUT/G. NO. 507(P) & OTHERS /CR. NO. 1209/17-18, dated 07.12.2017. The copies of the Commencement certificate & Environmental Clearance are available with Pune Metropolitan Regional Development Authority (P.M.R.D.A) and Maharashtra Pollution Control Board.

Sd/-

**M/s. VILAS JAVDEKAR ECO HOMES
Through Authorised Signatory and Partner
MR. ADITYA VILAS JAVDEKAR**

केसरी

पुणे, २८ जुलै २०१९

जाहीर सूचना

आम्ही विलास जावडेकर, इको होम्सतर्फे भागीदार आदित्य विलास जावडेकर सर्वसाधारण जनतेस कळवू इच्छितो की, पुणे महानगर प्रदेश विकास प्राधिकरण पुणे विभागाने आमच्या यशवन ग.नं.५०७ व ५०८/अ१, ५०७ व ५०८/अ२, ५०७ व ५०८/अ३, ५०७ व ५०८/अ४, व ५०७ व ५०८/अ५ आणि ३२३ पै. मौजे पिरंगुट, मुळशी, जिल्हा पुणे महाराष्ट्र येथील निवासी प्रकल्पाला दिनांक ७/१२/२०१७ रोजी, विकास परवानगी व प्रारंभ प्रमाणपत्र, जा.क्र.बीएमयू/मौ.पिरंगुट/ग.नं.५०७ पै व इतर/प्र.क्र.१२०९/१७-१८ दि.०७/१२/२०१७ अन्वये पर्यावणाच्या दृष्टीकोनातून मान्यता दिली आहे. सदर विकास परवानगी व प्रारंभ प्रमाणपत्र तसेच पर्यावरण मान्यतापत्राची प्रत पुणे महानगर प्रदेश विकास प्राधिकरण पुणे व महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये उपलब्ध आहे.

विलास जावडेकर इको होम्सतर्फे
भागीदार आदित्य विलास जावडेकर



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Report No:- GCI/V/Lab/EM-SP/22-23/NOV-00/1061

Date: 22/11/2022

ANALYSIS REPORT

Client details		Sample Details	
Name	Yash One Pirangut* by Vilas Javdekar Eco homes	Sample Code	GCI/V/22/K3/VJEH/AA1
Address	Pirangut, Taluka Mulshi, Dist. Pune, Maharashtra	Location	NEAR SECURITY GATE
		Date of Sampling	16/11/2022
Sampling Done By	MR KARTIK	Date of Sample Received	17/11/2022
Analysis Starts On	17/11/2022	Sampling Instrument	RDS, FPS
Analysis Completion On	21/11/2022	Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1	Particulate Matter (PM ₁₀)	µg/m ³	70.8	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	39.8	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	22.5	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	29.4	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.51	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	12.3	100	NAAQS Guidelines
7	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10	Ammonia as NH ₃	µg/m ³	BDL (<5)	400	NAAQS Guidelines
11	Benzene . C ₆ H ₆	µg/m ³	BDL (<0.01)	5.0	IS 5182 (Part 11):2006
12	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



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Report No:- GCI/V/Lab/EM-SP/22-23/NOV-00/1061

Date: 22/11/2022

ANALYSIS REPORT

Client details		Sample Details	
Name	Yash One Pirangut* by Vilas Javdekar Eco homes	Sample Code	GCI/V/22/K3/VJEH/AA2
Address	Pirangut, Taluka Mulshi, Dist. Pune, Maharashtra	Location	SOUTHWEST CORNER OF SITE
		Date of Sampling	16/11/2022
Sampling Done By	MR KARTIK	Date of Sample Received	17/11/2022
Analysis Starts On	17/11/2022	Sampling Instrument	RDS, FPS
Analysis Completion On	21/11/2022	Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1	Particulate Matter (PM ₁₀)	µg/m ³	84.5	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	42.7	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	21.6	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	19.4	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.43	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	12.9	100	NAAQS Guidelines
7	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10	Ammonia as NH ₃	µg/m ³	BDL (<5)	400	NAAQS Guidelines
11	Benzene, C ₆ H ₆	µg/m ³	BDL (<0.01)	5.0	IS 5182 (Part 11):2006
12	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



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Report No:- GCI/V/Lab/EM-SP/22-23/NOV-00/1061

Date: 22/11/2022

ANALYSIS REPORT

Client details		Sample Details	
Name	Yash One Pirangut* by Vilas Javdekar Eco homes	Sample Code	GCI/V/22/K3/VJEH/AA3
Address	Pirangut, Taluka Mulshi, Dist. Pune, Maharashtra	Location	NORTHEAST CORNER OF SITE
		Date of Sampling	16/11/2022
Sampling Done By	MR KARTIK	Date of Sample Received	17/11/2022
Analysis Starts On	17/11/2022	Sampling Instrument	RDS, FPS
Analysis Completion On	21/11/2022	Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1.	Particulate Matter (PM ₁₀)	µg/m ³	59.1	100	IS 5182 : Part 23 : 2006
2.	Particulate Matter (PM _{2.5})	µg/m ³	38.6	60	NAAQS Guidelines
3.	Sulphur dioxide (SO ₂)	µg/m ³	25.1	80	IS 5182 : Part 2 : 2001
4.	Oxides of Nitrogen (NO _x)	µg/m ³	21.4	80	IS 5182 : Part 6 : 2006
5.	Carbon Monoxide CO	mg/m ³	0.41	2.0	IS 5182 : Part 10 : 1999
6.	Ozone as O ₃	µg/m ³	13.4	100	NAAQS Guidelines
7.	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8.	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9.	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10.	Ammonia as NH ₃	µg/m ³	BDL (<5)	400	NAAQS Guidelines
11.	Benzene, C ₆ H ₆	µg/m ³	BDL (<0.01)	5.0	IS 5182 (Part 11):2006
12.	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



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Report No:- GCI/V/Lab/EM-SP/22-23/NOV-00/1061

Date: 22/11/2022

ANALYSIS REPORT

Client Details		Sample Details	
Name	Yash One Pirangut* by Vilas Javdekar Eco homes	Sample Code	GCI/V/22/K3/VJEH/N1-N3
Address	Pirangut, Taluka Mulshi, Dist. Pune, Maharashtra	Location	As per table
		Quantity	NA
		Date of Measurement	16/11/2022
		Sampling Instrument	Sound Level Meter (HTC/SL-1352)
Measurement Done By	MR KARTIK	Sampling Method	HTC/SL-1352 Inst. Manual

NOISE MONITORING RESULTS

Sr. No.	Location Name	Units	Day Time		Night Time	
			Results	MPCB Permissible Limit	Results	MPCB Permissible Limit
1.	Near Security Gate	dB (A)	49.6	55	37.6	45
2.	Southwest Corner of the Site	dB (A)	47.1	55	39.1	45
3.	Northeast Corner of the Site	dB (A)	50.2	55	36.5	45

Limits: Maharashtra pollution Control Board has prescribed 55dB (A) as an upper limit of noise level during day time and 45 dB (A) During night time for residential area.



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Report No:- GCI/V/Lab/EM-SP/22-23/NOV-00/1061

Date: 22/11/2022

ANALYSIS REPORT

Client Details		Sample Details	
Name	Yash One Pirangut* by Vilas Javdekar Eco homes	Sample Code	GCI/V/22/K3/VJEH/S1
Address	Pirangut, Taluka Mulshi, Dist. Pune, Maharashtra	Location	SOIL – GREEN BELT AREA
		Quantity	2.0 kg
Sampling Done By	MR KARTIK	Date of Sampling	16/11/2022
Analysis Starts on	17/11/2022		
Analysis Completion On	21/11/2022	Sample Received Date	17/11/2022

SOIL ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Test Procedure
1	pH (1:5 Soil Suspension)	-	6.6	IS 2720 (Part 26):1987
2	Electrical Conductivity (1:5 Soil Suspension)	mS/cm	0.31	EPA Method 9045
3	Total Nitrogen as N	mg/kg	52.5	Kjeldahl Method
4	Phosphate as P	mg/kg	54.2	Olsen Method
5	Potassium as K	mg/kg	223	EPA 3050 B
6	Exchangeable Calcium as Ca	meq/100 g	11.9	EPA 3050 B
7	Exchangeable Magnesium as Mg	meq/100 g	14.6	EPA3050 B
8	Exchangeable Sodium as Na	meq/100 g	0.85	EPA3050 B
9	Organic Matter	%	1.78	Walkey and Black Method
10	Texture	-	Sandy Clay	Robinson Pipette Method

BDL =Below Detectable Limit

DL =Detectable Limit



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Report No:- GCI/V/Lab/EM-SP/22-23/NOV-00/1061

Date: 22/11/2022

ANALYSIS REPORT

Client Details		Sample Details	
Name	Yash One Pirangut* by Vilas Javdekar Eco homes	Sample Code	GCI/V/22/K3/VJEH/DW1
Address	Pirangut, Taluka Mulshi, Dist. Pune, Maharashtra	Location	Municipal Water at Project Site
		Quantity	2000 ml
Sampling Done By	MR KARTIK	Date of Sampling	16/11/2022
Analysis Starts on	17/11/2022	Sampling Method	APHA 1060
Analysis Completion On	21/11/2022	Sample Received Date	17/11/2022

DRINKING WATER ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Permissible Limit as per IS 10500-2012	Reference Method
1	Colour	Hazen	Nil	5	APHA 22nd EDITION
2	Odour	-	No Odour	Unobjectionable	APHA 22nd EDITION
3	Taste	-	Agreeable	Agreeable	APHA 22nd EDITION
4	Turbidity	NTU	BDL(<0.5)	1	IS : 3025 Part 10-1984 (Reaff: 2002)
5	pH at 25 °C	-	6.8	6.5-8.5	IS : 3025 Part 11- 1983 (Reaff:2002)
6	Total Dissolved Solids	mg/l	212	500	IS : 3025 Part 16-1984 (Reaff:2003)
7	Total Alkalinity as CaCO ₃	mg/l	127	200	IS : 3025 Part 23- 986(Reaff:2003)
8	Total Hardness as CaCO ₃	mg/l	86	200	IS : 3025 Part 21-2009
9	Calcium as Ca	mg/l	33	75	IS : 3025 Part 40-1991 (Reaff:2003)
10	Magnesium as Mg	mg/l	23	30	APHA 22nd EDITION-3500 Mg-B
11	Chloride as Cl ⁻	mg/l	92	250	IS : 3025 Part 32-1988 (Reaff:2003)
12	Sulphate as SO ₄	mg/l	75	200	APHA 22nd EDN-4500- SO ₄ - E
13	Nitrate as NO ₃	mg/l	21	45	APHA 22nd EDN -4500- NO ₃ - B
14	Iron as Fe	mg/l	0.17	0.30	IS : 3025 Part 53-2003
15	Manganese as Mn	mg/l	BDL (<0.02)	0.10	APHA 22nd EDN -3500-Mn D
16	Fluoride as F	mg/l	0.46	1.00	APHA 22nd EDN -4500-F B&D
17	Lead as Pb	mg/l	BDL (<0.03)	0.05	IS:3025 Part 47 (Reaff:2003)
18	Copper as Cu	mg/l	BDL (<0.03)	0.05	IS:3025 Part 42 (Reaff:2003)
19	Zinc as Zn	mg/l	0.95	5.00	IS:3025 Part:49 (Reaff:2003)
20	Hexavalent Chromium as Cr ⁶⁺	mg/l	BDL (<0.03)	0.05	IS:3025 Part:37 (Reaff:2003)

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21	Residual Free Chlorine as Cl ₂	mg/l	BDL (<0.10)	0.20	APHA 22nd EDN -4500-CI B
22	Cadmium as Cd	mg/l	BDL (<0.03)	0.003	IS:3025 Part 48(Reaff:2003)
23	Aluminum	mg/l	BDL (<0.03)	0.03	IS:3025 Part:55 (Reaff:2003)

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Report No:- GCI/V/Lab/EM-SP/22-23/NOV-00/1061

Date: 22/11/2022

ANALYSIS REPORT

Client Details		Sample Details	
Name	Yash One Pirangut* by Vilas Javdekar Eco homes	Sample Code	GCI/V/22/K3/VJEH/WW1
Address	Pirangut, Taluka Mulshi, Dist. Pune, Maharashtra	Location	Outlet sample of STP
Sampling Done By	MR KARTIK	Date of Sampling	16/11/2022
Analysis Starts on	17/11/2022	Sampling Method	APHA 1060
Analysis Completion On	21/11/2022	Sample Received Date	17/11/2022

TREATED WATER ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Concentration not to be exceeded	Reference Method
1	pH at 25 °C	-	7.2	6.5-9.0	IS 3025 (Part 11) (1983)
2	BOD (3 days @ 27°C)	Mg/l	9.4	10	IS 3025 part 44 (1993 Reaffirmed 2003)
3	Total Suspended Solids	Mg/l	8.3	<20	APHA 2540 D (22nd Edition)
4	COD	Mg/l	47	50	USEPA 410.4
5	Oil & Grease	Mg/l	5.2	NS	IS 3025 (Part 39) (1991)

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Report No:- GCI/V/Lab/EM-SP/22-23/NOV-00/1061

Date: 22/11/2022

ANALYSIS REPORT

Client Details		Sample Details	
Name	Yash One Pirangut* by Vilas Javdekar Eco homes	Sample Code	GCI/V/22/K3/VJEH/M1
Address	Pirangut, Taluka Mulshi, Dist. Pune, Maharashtra	Location	Manure from OWC
Sampling Done By	MR KARTIK	Date of Sampling	16/11/2022
Analysis Starts on	17/11/2022		
Analysis Completion On	21/11/2022	Sample Received Date	17/11/2022

MANURE ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Limits as per FCO	Test Procedure
1	pH	-	7.5	6.5-7.5	IS 2720 (Part 26):1987
2	Moisture		25.7	<25	
3	Colour		Blackish Brown	Dark brown to Black	
4	Odour		Absence of Foul Smell	Absence of Foul smell	
5	Bulk Density		0.44	<1.0	
6	Total Organic Carbon		25.5	>14.0	
7	Total Nitrogen as N	mg/kg	1.9	>0.8	Kjeldahl Method
8	Phosphate as P	mg/kg	0.7	>0.4	Olsen Method
9	Potassium as K	mg/kg	0.3	>0.4	EPA 3050 B
10	C:N ratio		17.2	<20:1	
11	Particle Size		82 % pass through 4mm Sieve	Min 90% material pass through 4mm IS sieve	



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