



KOSHA

Date: 26-11-2025

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

Sub: - Half Yearly Post Environment Clearance Compliance Report for a Building and Construction projects, "Kosha Koregaon Park" F PI 421/1 End of South Main Road, Koregaon Park, Pune at by M/s. Hydepark Developers LLP

Ref: - Environmental Clearance Letter No. No. SIA/MH/INFRA2/457240/2023. Dated 26/11/2024

Respected Sir,

Please find attached Half Yearly Post Environment Clearance Compliance Report (**April 2025 – September 2025**) Report for a Building and Construction projects, at "Kosha Koregaon Park" F PI 421/1 End of South Main Road, Koregaon Park, Pune. EC accorded by Department of Environment, Government of Maharashtra, vide its letter No. SIA/MH/INFRA2/457240/2023. Dated 26/11/2024

Thanking you,

Yours Faithfully,

M/s. Hydepark Developers LLP,

Authorized Signatory



Encl: A/c

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

Hydepark Developers LLP

Registered Address- C1, Ground Floor, Shiv Vilas Apartment, Bahiratwadi, S B Road, Shivaji Nagar, Pune – 411016
Site Address- KOSHA F P 421/1 Plot No. 5, Koregaon Park, Lane No 7, Near Blossum Boulevard Ant, Pune 411001

**Compliance Environmental Monitoring Report
(April 2025 – September 2025)**

For

M/s. Hydepark Developers LLP.

A Proposed Project

“Kosha Koregaon Park”

At

F PI 421/1 End of South Main Road, Koregaon
Park, Pune.

By

M/s. Hydepark Developers LLP.

At

1258/2 Matruchyaa, J M Road, Deccan gymkhana, Pune 411004 -
411004

UNIQUE ENVICARE PVT LTD

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

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MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS**PART - I****DATA SHEET****(Period: April 2025 - September 2025)**

1.	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Building & Construction - Residential & Commercial Project)
2.	Name of the Project	"Kosha Koregaon Park" by M/s. Hydepark Developers LLP. F PI 421/1 End of South Main Road, Koregaon Park, Pune.
3.	Clearance Letter (s)/OM No. and date	SIA/MH/INFRA2/457240/2023 Dated 26/11/2024.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Pune Maharashtra 18°31'55.86"N, 73°53'59.98"E
	(a) Address for correspondence	M/s. Hydepark Developers LLP. Apartment/Flat No. C 1, Ground Floor, Shiv Vilas Apartment, Bahiratwadi, Near J W Marriott Hotel, S B Road, Shivaji Nagar, Pune - 411041.
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Name: Mr. Shreetej Sudhir Darode. M/s. Hydepark Developers LLP, Address: Apartment/Flat No. C 1, Ground Floor, Shiv Vilas Apartment, Bahiratwadi, Near J W Marriott Hotel, S B Road, Shivaji Nagar, Pune - 411041 Designation: Designated Partner Contact: 9922922660 Email id: ceo@hydepark.co.in

Hydepark Developers LLP

Registered Address- C1, Ground Floor, Shiv Vilas Apartment, Bahiratwadi, S B Road, Shivaji Nagar, Pune - 411016

Site Address- KOSHA F.P.421/1, Plot No. 5, Koregaon Park, Lane No.7, Near Blossum Boulevard Apt, Pune 411001

p	Salient Features	
	(a) Of the project	Please Refer Annexure - I
	(b) Of Environmental Management Plans	Please Refer Annexure - II
7.	Breakup of the project area	Total Plot Area - 8562.34 Sq.mt. Built-up Area- 50,000.00 Sq.mt.
	(a) Submergence area: forest & non forest	No, Since the proposal under reference is in developing part of the PMC, Pune City.
	(b) Others	Not Applicable
8.	Breakup of the project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & land less laborers /artisan.	There is no displacement of population due to project hence not applicable
	(a) SC, ST /Adivasis	Not Applicable since there is no displacement of population
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	Not Applicable since there is no displacement of population
9.	Financial details	
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	INR 216.5 Cr
	(b) Allocation made for environmental management plans with item wise and year Wise	Please refer annexure- IV

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	break-up.			
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	-----		
	(d) Whether (c) include the cost of Environmental management as shown in the above.	Yes		
	(e) Actual expenditure incurred on the project so far	INR Rs. 1824 Lakhs. (Construction cost)		
	(f) Actual expenditure incurred on the environmental management plans so far	6 Lakhs (Environmental cost)		
10.	Forest land requirement.	No Forest land required for project		
	(a) The status of approval for diversion of forest land for non-forestry use	Not applicable		
	(b) The status of clearing felling	Not applicable		
	(c) The status of compensatory afforestation, if any	Not applicable		
	(d) Comments on the viability & sustainability of compensatory afforestation Programme in the light of actual field experience so far	Not applicable		
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Nil		
12.	Status of construction. (Actual &/or planned)	Planned		Actual Construction Status
		Building Name	No. Of Floor	

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		Residential Building	2BS+GR+3P+26 Flr	Excavation Completed / 20% Raft completed
		Bungalow	GR+1 Flr	Not Started
	(a) Date of Commencement (Actual &/or planned)	4/03/2025		
	(b) Date of completion (Actual &/or planned)	Planned 1/08/2029		
13.	Reason for the delay if the project is yet to start.	Not Applicable since project activity is in progress		
14.	Dates of Site Visits	-----		
	(a) The dates on which the project was monitored by the regional office on previous occasions, if any.			
	(b) Date of site visit for this monitoring report			

For M/s. Hydepark Developers LLP

Smeety Dandekar

Authorized Signatory

Date: 26/11/2025



Hydepark Developers LLP

Registered Address- C1, Ground Floor, Shiv Vilas Apartment, Bahiratwadi, S B Road, Shivaji Nagar, Pune – 411016

Site Address- KOSHA F.P.421/1, Plot No. 5, Koregaon Park, Lane No.7, Near Blossum Boulevard Apt, Pune 411001

LIST OF ANNEXURES

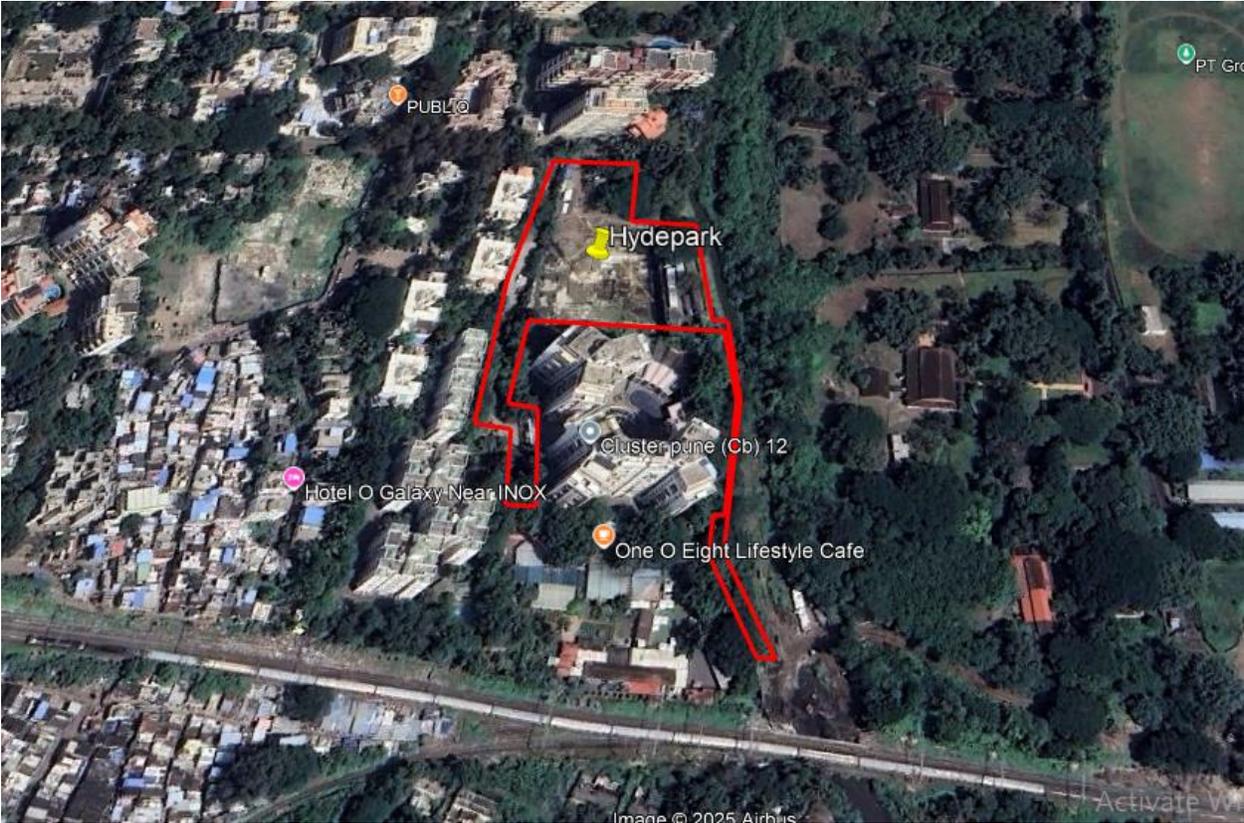
Sr. No.	Particulars	Annexure No.
1.	Salient Features of the Project	I
2.	Environmental Management Plan (EMP)	II
3.	Cost of Environment Management Plan	III
4.	Compliance Report	IV
5.	Monitoring Report	V
6.	Copy of Environmental Clearance	VI
7.	Consent Application	VII
8.	Commencement Certificate	VIII
9.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

Salient Features of the Project

Salient Features of the Project

Project Site	Proposed Residential and Commercial Building Project for Kosha Koregaon Park at F Pl 421/1 End of South Main Road, Koregaon Park, Pune by M/s. Hydepark Developers LLP.
Construction & Development	Others (Building and Construction Project)
Total Plot Area	8,562.34 sq.mt.
Total Built- up Area	50,000.00 sq.mt.
Water requirement	77.06 CMD
Estimated project cost	INR 216.5 Cr
Nearest railway station	Pune Railway Station is at 3.5 Km.
Nearest Airport	Pune Airport Airport is about 9.0 Km.

Google Image of the Project Site



Environmental Management Plan (EMP)

AIR ENVIRONMENT

CONSTRUCTION PHASE

During Construction phase, the impact on air environment will mainly be due to the fugitive emissions like particulate matter etc. that will be generated due to activities like excavation, transportation & handling of equipment's & materials etc. the main source of pollution will be the proposed DG set of **Fuel Consumption for** during Construction phase: **1 No. x 500 KVA**, DG set will be used as back up source of energy and will be operated on inbuilt fuel storage.

Air quality shall be managed by the following:

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

Operation Phase

During operation phase, the main source of pollution will be the proposed DG set of **Fuel Consumption for** during operation phase: **1 No. X 125 KVA** DG set will be used as back up source of energy and will be operated on inbuilt fuel storage. It will not add significant pollution in the ambient.

The Management practices to be followed are as follows:

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

WATER ENVIRONMENT

Construction Phase

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

Water management during construction phase shall be done as under:

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

Operation Phase

The total water requirement has been estimated to be Water shall be used mainly for drinking, flushing, hand washing & miscellaneous purpose.

Management shall be done as under:

- The Rain water harvesting will be implemented on site to avoid run-off.
- No waste water solid/hazardous waste will be discharged to any water body.
- The sewage will be treated in full-fledged sewage treatment plant **60 KLD**, treated water shall be used for landscaping, and remaining water will be discharge in to **PMC**.
- Installing water meters, taking regular readings, maintaining the register.
- The storm water management will be implemented.
- **06 nos. of Recharge pits** will be provided for rain water harvesting on site.
- Water Analysis shall be done once in three months.

LAND ENVIRONMENT

Construction Phase:

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

Operation phase:

- During operation phase, solid waste will be generated by **233.0 Kg/day** expected residence
- Management will be done by:
 - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
 - **94 Kg/day** dry waste will be sent for recycling to agency authorized vendor.
138 Kg/day wet waste will be composted using **Organic Waste Composter**.
- **E –Waste 01 kg/day** handed over to authorized agency.

NOISE ENVIRONMENT

Construction Phase

The management measures for noise are as follows:

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

Operation Phase

Ongoing construction activity is going on with the existing provided load

The management measures for noise are as follows:

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

BIOLOGICAL ENVIRONMENT

Construction Phase:

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

The management are as follows:

1. No tress available on site.
2. Plantation of **153 Nos** of trees have been planted.

3. The green belt as per the requirements of MoEF/CPCB will be developed. Only native species will be planted so no introduction of alien species is anticipated.

Operation Phase:

The management are as follows:

1. Adequate provisions are made to facilitate daily watering of all plants and lawns.
2. Special attention provided during summer to ensure that the green belt does not suffer from water shortage.
3. Development & maintenance of green belt to be considered on priority bases.

SOCIO ECONOMIC ENVIRONMENT

Construction Phase

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

Health & Safety

Management in Socio Economy are as follows:

1. Provision of adequate drinking water, toilet and bathing facilities to be made available on project site for the families of construction workers.
2. Proper Training and awareness programme to be carried out so that the workers understand the importance of wearing personal protective equipment.
3. First aid and medical facilities to be provided on site.

Operation Phase

1. Improvement in transport, communication facilities, lifestyle and social status etc. due to ancillary development.
2. Local skilled and labourers will have opportunities for employment directly and indirectly.

Cost of Environmental Management Plan (EMP)

Environment Management Cost**During Construction Phase:**

Sr. No.	Attributes	Particulars	Cost (Lacs)/ Annum
1.	Water for Dust Suppression	To control air pollutions	0.1
2.	Site Sanitation, & Safety	To maintain hygienic condition	0.2
3.	Environmental Monitoring	Air, Water, Noise, Soil analysis	0.4
4.	Health Check – up	To Check Fitness of Workers	0.3
5.	Environment Management Cell	To Prepare team for Environment management	1.1
Total			2.1

During Operation Phase:

Sr. No.	Details	Description	Capital cost (INR) (Lacs)	O & M Cost (INR/annum) (Lacs)
1.	Air, water, Noise, Soil, Waste Water.	Post Project Environment Monitoring	0.00	1.2
2.	Water	Rainwater Harvesting	12.00	7.5
3	Wastewater	Sewage Treatment Plant	29.12	7.35
4.	Municipal Solid waste	Solid waste Management	8.25	1.51
5.	Plantation	Landscaping	41.00	4.0
6.	Energy	Energy Savings	26.51	13.25
7.	Disaster Management	Lightning Arrestor	1.4	0.00
Total		--	118.28	34.81

Compliance Report

For

A Proposed Project

“Residential and Commercial Construction Project”

At

**Kosha Koregaon Park at F Pl 421/1 End of South Main Road,
Koregaon Park, Pune.**

Through by

M/s. Hydepark Developers LLP

ANNEXURE IV

EC NO.	No. EC24B038MH173420 Dt. 26/11/2024
File No.	No. SIA/MH/INFRA2/457240/2023
Project Name	A Proposed Project - “Residential and Commercial Construction Project” by M/s. Hydepark Developers LLP.
Location	Kosha Koregaon Park at F Pl 421/1 End of South Main Road, Koregaon Park, Pune
Developer	M/s. Hydepark Developers LLP.

Specific Conditions:**A. SEAC Conditions-**

Sr. No.	Particulars	Status
I.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon’ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.	Complied. The PP has complied with the condition and obtained IOD from Pune Municipal Corporation. The PP has also obtained mandatory NOCs including Fire NOC, Water NOC, and Swachh NOC from the concerned authorities. Occupation Certificate shall be obtained only after fulfilling all statutory requirements.
II.	PP to submit details of mitigation measures for building portions wherever fire tender is unable to reach.	Complied. The PP has submitted the mitigation measures report for building portions where fire tender access is not feasible, to the concerned authority.
III.	PP to submit details of compensatory plantation w.r.t. location, species, watering provision and maintenance.	The PP has submitted details of compensatory plantation, including location, species proposed, watering provisions, and maintenance plan, to the concerned authority.

ANNEXURE IV

IV.	PP to prepare and implement plan to make proposed project a plastic free zone.	The PP has prepared and submitted the Plastic Free Zone implementation plan along with an undertaking.
V.	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.	The PP has ensured that treated sewage shall meet the standard parameters as per the Hon'ble NGT order dated 30.04.2019. Further, non-potable water is being used for the construction phase, and no drinking water is utilized.
VI.	PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.	The PP has ensured compliance with the Construction and Demolition Waste Management Rules, 2016. Excavated C&D waste is being reused within the site, with topsoil (≈ 2884 cum) utilized for landscaping and the remaining material (≈ 4037 cum) used for plinth filling. No C&D waste is disposed of outside designated/approved facilities.
VII.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	The PP will provide electric vehicle charging points at suitable locations in compliance with the Maharashtra Electric Vehicle Policy, 2021.
VIII.	PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.	The Project Proponent (PP) has proposed total energy savings of 22.8%, including non-conventional energy sources such as solar water heating and solar PV, contributing 20.14% savings. Thus, the PP complies with the requirement of minimum 5% energy saving through non-conventional sources.

B. SEIAA Conditions -

I.	PP submitted that, their plot is a part of larger layout for which mandatory RG is already provided by planning authority and hence separate RG is not applicable to their project. Local planning authority to ensure the validity of	PP submitted that their plot is part of a larger layout where mandatory RG has already been provided. Separate RG is not applicable. Local planning
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ANNEXURE IV

	the same.	authority to verify compliance
II.	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.	PP shall keep open spaces unpaved to ensure water permeability. Where paving is necessary, grass pavers of suitable type and strength shall be used to maintain permeability and allow fire tender movement.
III.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	The Project Proponent (PP) has proposed total energy savings of 22.8%, including non-conventional energy sources such as solar water heating and solar PV, contributing 20.14% savings. Thus, the PP complies with the requirement of minimum 5% energy saving through non-conventional sources.
IV.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.	PP shall comply with the standard EC conditions as per MoEF&CC Office Memorandum F.No.22-34/2018-IA III dated 04.01.2019
V.	SEIAA after deliberation decided to grant EC for- FSI- 22732.01 m2, Non FSI-23767.99 m2, total BUA-46500.00 m2. (Plan approval No- IOD/00/03/24, dated-20.09.2024) (Restricted as per approval)	Noted.

General Conditions-

a) Construction Phase:-

Sr. No.	Particulars	Status
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material	PP shall ensure proper collection and segregation of solid waste. Dry/inert waste will be sent to authorized agencies for recycling or approved landfills, and wet waste will be treated in OWC and used as manure
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved	PP has Consented to the condition. Construction waste (musk) generated is reduce on site & remaining will be handover to authorized vendor by taking the necessary precautions for

ANNEXURE IV

	sites with the approval of competent authority.	general safety and health aspects of people.
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	PP shall ensure that any hazardous waste generated during construction is disposed of in accordance with applicable rules and norms, with necessary approvals from 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.	PP shall provide adequate drinking water and sanitary facilities, including mobile toilets, for construction workers and ensure safe disposal of wastewater and solid waste generated during construction.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and will be complied.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	PP shall reduce water demand during construction by using 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.
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.	PP shall obtain prior permission from the competent authority for drawing groundwater, if required, for basement construction.
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.	PP shall ensure that fixtures for showers, toilet flushing, and drinking use low-flow devices, such as aerators, pressure reducers, or sensor-based controls.
x.	The Energy Conservation Building code shall be strictly adhered to.	PP shall strictly adhere to the Energy Conservation Building Code (ECBC) in the project
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the	Complied. The generated topsoil is being store and will be used for landscaping

ANNEXURE IV

	project site.	development within project site.
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.	PP has consented to the condition. Additional soil required for leveling of the proposed site will be generated from within the project premises to the extent possible. This approach will help in protecting and improving the natural drainage system of the area
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.	Complied. Soil testing has been carried out. The analysis report is attached in the annexure 5.
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.	The Project Proponent (PP) will strictly adhere to all the conditions specified under the Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975, as amended, throughout the validity period of the 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.	Diesel generator sets used during the construction phase will operate on low-sulphur diesel and will conform to the emission standards for air and noise as prescribed under the Environment (Protection) Rules.
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.	It is being followed. Vehicle hired for transportation of raw material are strictly complying with the emission norms. The vehicle area adequately covered to avoid sp.
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	Complied. Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.

ANNEXURE IV

	to the stipulated standards by CPCR/MPCB.	
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Complied. Project proponent has made Separate Environment Cell for regular Supervision.
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.	Noted and will be complied during operation phase. Dry and wet waste will be collected and segregated in proper manner. Wet waste utilized in existing premises for gardening, and Dry waste will be handed over to recycling to agency authorized vendor and Wet waste will be converted into manure from OWC.
ii	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and will be complied by handover segregated waste to the authorized vendor
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.	PP will comply the condition. STP of MBBR technology at project site as per MPCB norms.

ANNEXURE IV

	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.	PP will ensure STP, MSW facility, and green belt are functional before building occupation. Excess treated water will be used for gardening where possible. No occupation or allotment will be allowed until all environmental infrastructure is operational.
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.	Occupancy Certificate will be issued only after ensuring continuous drinking water supply, sewer line connectivity, 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.	Traffic congestion near project entry and exit points will be avoided. All parking will be internalized, with no use of public spaces.
vii	PP to provide adequate electric charging points for electric vehicles (EVs)	Noted and will be complied. PP will arrange electric charging point for EVs during operation phase.
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.	Noted and will be adhered to. Green belt development will be carried out as per CPCB guidelines, including plant species selection, in consultation with the local DFO/Agriculture Department.
ix	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and will be adhered to. PP has made separate environmental management cell to stimulate environmental safeguard.

ANNEXURE IV

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.	Complied. PP has allocated separate fund for the environmental protection measures.
xi	The project management shall advertise at least in two local newspapers, widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	Noted.
xii	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	PP has noted the condition and agreed.
xiii	The proponent shall upload the status of compliance of the stipulated EC condition 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 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.	Complied by PP. Air quality monitoring through NABL and MOEF approved laboratory. Report attached as an Annexure 5.
C) General EC Condition		
i	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	The above condition is noted and will be adhere to.
ii	If applicable Consent for Establishment shall be	Noted and Complied. PP have obtained Consent wide No.

ANNEXURE IV

	obtained from Maharashtra Pollution Control Board under Air and Water Act & a copy shall be submitted to the Environment department before start of any construction work at the site.	Infrastructure/RED/L.S.I No:- Format1.0/CC/UAN No.0000220482/CE/2503000378 Dated:- 04/03/2025.
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.	Noted and agreed with stipulated conditions.
iv	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard I copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP will submit six-monthly compliance reports of EC conditions, including monitored data, in hard copy and by e-mail to the respective Regional Office of MoEF, Zonal Office of CPCB, and SPCB.
v	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted & agreed.
vi	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SELAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SELAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	The above condition is noted and will be adhere to.
vii	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle	Noted by PP.

ANNEXURE IV

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

ANNEXURE IV

	Liability Insurance Act, 1991 and its amendments.	
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 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

Thanking you

Yours Sincerely,

For M/s. Hydepark Developers LLP

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				
Test Report No: -	GESEC/PRO/AAQM/2025-26/06/2138	Report Date	16.06.2025	
Sample ID: -	GESEC/PRO/AAQM/2025-26/06/2138			
Name & Address of the Customer	M/s. Hydepark Developers LLP. Proposed Residential and Commercial Building Project for Kosha Koregaon Park at F PI 421/1 End of South Main Road, Koregaon Park, Pune by M/s. Hydepark Developers LLP.			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Project site	UEPL		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
10.20 Am	06.20 Pm	08 Hrs.		
Metrological Data/Environmental Conditions				
Ambient Temperature °C	29.5	Wet Bulb Temperature °C	22.0	
Dry Bulb Temperature °C	29.5	Relative Humidity % RH	66.1	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
09.06.2025	10.06.2025	10.06.2025	16.06.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	26.15
Nitrogen Dioxide (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	24.51
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	54.65
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	16.21
Remark-				
➤ All above results are within National Ambient Air Quality standards.				
			 Ms. Pranjali Linge (Technical Manager) Reviewed & Authorized By	

End Of Report



Terms and conditions

- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
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- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

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

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2025-26/06/2139	Report Date	16.06.2025	
Sample ID: -	GESEC/PRO/ANLM/2025-26/06/2139			
Name & Address of the Customer	M/s. Hydepark Developers LLP. Proposed Residential and Commercial Building Project for Kosha Koregaon Park at F PI 421/1 End of South Main Road, Koregaon Park, Pune by M/s. Hydepark Developers LLP.			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	UEPL			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
09.06.2025	--	--	--	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Project site	dB (A)	56.2	48.3	65/55
Remark- ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day - 65/55 dB(A)				
				 Ms. Pranjali Linge (Technical Manager) Reviewed & Authorized By

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

TEST REPORT			
Test Report No: GESEC/PRO/W/2025-26/06/2140	Date of Reporting	16.06.2025	
Sample ID: GESEC/PRO/W/2025-26/06/2140	Sample Details	Ground Water	
Name & Address of the Customer:- M/s. Hydepark Developers LLP. Proposed Residential and Commercial Building Project for Kosha Koregaon Park at F PI 421/1 End of South Main Road, Koregaon Park, Pune by M/s. Hydepark Developers LLP.	Type of Sample	Water	
	Volume Of Sample	2 Lit plastic Can +250ml Sterile bottle	
	Sample Status	Sealed	
	Sample Collected By	UEPL	
	Date of Sample Collection	09.06.2025	
	Date of Sample received in lab	10.06.2025	
	Analysis start Date	10.06.2025	
	Analysis End Date	16.06.2025	
	WATER ANALYSIS REPORT		
Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Colour	<5	Hazen	APHA 2120 B,24TH Edition 2024
Turbidity	<0.1	NTU	APHA 2130 B,24TH Edition 2024
TDS	136.21	mg/l	APHA 2540 C,24TH Edition 2024
Chemical Parameter			
pH	7.15	--	APHA 4500 H+,B, 24TH Edition 2024
Total Hardness	126.21	mg/l	APHA 2340 C,24TH Edition 2024
Residual Chlorine	0.71	mg/l	EPA 334.0.
Sulphate	46.32	mg/l	APHA 4500-SO4 - E 24TH Edition 2024
Chloride	32.54	mg/l	APHA 4500-Cl-B 24TH Edition:2024
Total Alkalinity	116.21	mg/l	APHA 2320 B,24TH Edition 2024
Calcium (as Ca)	48.32	mg/l	APHA 3500-Ca B 24TH Edition:2024
Magnesium (as Mg)	38.21	mg/l	IS 3025 (Part 46):2024
Elemental Analysis			
Iron as Fe	<0.1	mg/l	EPA 200.7
Microbiological Parameter			
Total Coliform	Present	Per 100ml	APHA 9222 J 24TH Edition:2024
<i>E.coli.</i>	Absent	Per 100ml	APHA 9222 J 24TH Edition:2024

End Of Report



Linge
Ms. Pranjali Linge
(Technical Manager)
Reviewed & Authorized By

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

TEST REPORT				
Test Report No	GESEC/PRO/ST/2025-26/06/2141	Report Date	16.06.2025	
Sample ID: -	GESEC/PRO/ST/2025-26/06/2141			
Name & Address of the Customer	M/s. Hydepark Developers LLP. Proposed Residential and Commercial Building Project for Kosha Koregaon Park at F PI 421/1 End of South Main Road, Koregaon Park, Pune by M/s. Hydepark Developers LLP.			
Sample Details				
Sample collection Date	Sample receipt Date	Analysis start Date	Analysis complete Date	
09.06.2025	10.06.2025	10.06.2025	16.06.2025	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 125 Kva		UEPL	
Shape	Round	Fuel Used	HSD	
Diameter/ Dimensions (m)	0.1016	Pressure(mmWG)	3.9	
Height (m)	4.20			
Temperature (k)	441	Velocity (m/s)	8.11	
Gas Volume (Nm ³ /Hr)	159.90			
Parameters	Method	Unit	Limit	Result
Particulate Matter	EPA METHOD 17: 2017	mg/NM ³	<150	52.36
Sulphur Dioxide (SO ₂)	EPA METHOD 06: 2017	mg/NM ³	--	32.45
Sulphur Dioxide (SO ₂)	EPA METHOD 06: 2017	Kg/day	--	0.18
Remarks-				
➤ All above results are well within MPCB Limit.				
			 Ms. Pranjali Linge (Technical Manager) Reviewed & Authorized By	

End Of Report



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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/SL/2025-26/06/2142		Date of Report		16.06.2025
Sample ID: GESEC/PRO/SL/2025-26/06/2142		Date of Sampling		09.06.2025
Name & Address of the Customer:- M/s. Hydepark Developers LLP. Proposed Residential and Commercial Building Project for Kosha Koregaon Park at F PI 421/1 End of South Main Road, Koregaon Park, Pune by M/s. Hydepark Developers LLP.		Start Date of Analysis		10.06.2025
		End Date of Analysis		16.06.2025
		Sample Details		soil
		Nature of sample		solid
Sample Collected By		UEPL		
Parameter	Result	Unit	Standard Method	
pH	7.45	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011	
Electrical Conductivity	315.26	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013	
Available Manganese as Mn	6.92	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011	
Available Nitrogen	12.35	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013	
Available Phosphorus	18.25	kg/ha	ISRIC, Page No.14-1:2002	
Available Potassium	315.24	kg/ha	Food and agriculture organization Sec III,8-1,Page no115	
Sodium adsorption ratio	18.32	mmolc/l	Food and agriculture organization of the united nation Page no14:2016	
Total Nitrogen	0.056	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013	
Exchangeable calcium	7.62	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013	
Exchangeable Magnesium	2.81	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013	
Total Zinc as Zn	18.25	mg/kg	GESEC/LAB/SOP/ICP-OES/05	
Total Copper as Cu	24.23	mg/kg	GESEC/LAB/SOP/ICP-OES/05	
Lead as Pb	0.95	mg/kg	GESEC/LAB/SOP/ICP-OES/05	
Total Manganese as Mn	10.24	mg/kg	GESEC/LAB/SOP/ICP-OES/05	



Linge
Ms. Pranjali Linge
(Technical Manager)
Reviewed & Authorized By

End Of Report

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Copy of Environmental Clearance

ENVIRONMENTAL
CLEARANCE



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

To,

The Partner
HYDEPARK DEVELOPERS LLP
1258/2 Matruchyaa, J M Road , Deccan gymkhana, Pune 411004 -
411004

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/457240/2023 dated 30 Dec 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B038MH173420 |
| 2. File No. | SIA/MH/INFRA2/457240/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential & Commercial
construction project by hydepark
developers llp |
| 7. Name of Company/Organization | HYDEPARK DEVELOPERS LLP |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 26/11/2024

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

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

This is a computer generated cover page.

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/457240/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Hydepark Developers LLP,
F Pl 421/1 End of South Main Road,
Koregaon Park, Pune.

Subject : Environmental Clearance for Proposed Residential & Commercial construction Kosha Koregaon Park project at F Pl 421/1 End of South Main Road, Koregaon Park, Pune by M/s.Hydepark Developers LLP.

Reference : Application no. SIA/MH/INFRA2/457240/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 191st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 281st (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03rd September, 2024.

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

1.	Proposal Number	Parivesh Proposal no. SIA/MH/INFRA2/457240/2023	
2.	Name of Project	Proposed Residential & Commercial construction Kosha Koregaon Park project by Hydepark Developers LLP.	
3.	Project category	Category 'B2', Activity 8(b)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Shreetej Sudhir Darode
		Regd. Office address	Apartment/Flat No: C 1, Ground Floor, Shiv Vilas Apartment, Bahiratwadi, Near J W Marriott Hotel, S B Road, Shivaji Nagar, Pune 411016
		Contact	9922922660
		E-mail	ceo@hydepark.co.in
6.	Consultant	Open Arch Design & Enviro Solutions LLP Office No. 1104 & 1005, Real Tech Park, Sector 30 A, Near Vashi Railway Station, Vashi, Navi Mumbai – 400705 Accreditation No: NABET/EIA/2124/IA0081	
7.	Applied for	New Project	
8.	Details of previous EC	No	
9.	Location of the project	F Pl 421/1 End of South Main Road, Koregaon Park, Pune 411001	
10.	Latitude and Longitude	Latitude- 18°31'55.86"N, Longitude- 73°53'59.98"E	
11.	Total Plot Area (m2)	8562.34sq m	
12.	Deductions (m2)	617.61 sq m	

13.	Net Plot area (m2)		7944.73 sq m			
14.	Proposed FSI area (m2)		25498.14 sq. m			
15.	Proposed non-FSI area (m2)		24501.86 sq. m			
16.	Proposed TBUA (m2)		50,000.00 sq. m			
17.	TBUA (m2) approved by Planning Authority till date		Approved FSI area (sq. m.): - In process. Approved Non FSI area (sq. m.): - In process. Sanction B.P. no: In process. Date of Approval: In process.			
18.	Ground coverage (m2) & %		2283.25 SQ.M			
19.	Total Project Cost (Rs.)		216.5 Cr			
20.	CER as per MoEF & CC circular dated 01/05/2018		According to OM no. F. No. 22-65/2017-IA dated 20.10.2020, CER activity are mentioned in the Environment Management Plan			
21.	Details of Building Configuration:				Reason for Modification / Change	
	Previous EC / Existing Building		Proposed Configuration			
22.	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	----	----	----	Residential Building	2BS+GR+3P+26 Floor	110.10
	----	----	----	Bungalow	GR+1Floor	8.98
23.	Total number of tenements		Residential Tenements – 90 Nos. Residential users – 450 Commercial Users-29 Total population – 479			
24.	Water Budget		Dry Season (CMD)		Wet Season (CMD)	
			Fresh Water	41.23	Fresh Water	41.23
			Flushing	20.83	Recycled (Flushing)	20.83
			Gardening	15.00	Recycled (Gardening)	0.00
			Total	77.06	Total	62.06
			Waste water generation	55.8	Waste water generation	55.8
25.	Water Storage Capacity for Firefighting / UGT (m3)		Firefighting - Underground water tank (CMD): 200.00 Firefighting - Overhead water tank (CMD): 20.00 for each building			
26.	Source of water		Pune municipal corporation			
27.	Rainwater Harvesting (RWH)		Level of the Ground water table:		Post Monsoon: 10-12 m Pre-Monsoon: 12-14 m	
			Size and no of RWH tank(s) and Quantity:		NA	
			Quantity and size of recharge pits:		1.5 X 2.00 X 3.0 m Surface recharge pits-04 Rooftop recharge pits-02	

			Total recharge pots- 06 Nos.	
	Details of UGT tanks if any:	Domestic Capacity:63CMD Flushing UG Tank Capacity 32 CMD Fire Fighting Capacity:200 CMD		
28	Sewage and Wastewater	Sewage generation in CMD:	55.8 KLD	
		STP technology	MBBR	
		Capacity of STP (CMD):	60 KLD	
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	NA	NA
		Wet waste:	NA	NA
		Construction waste	Excavation: 26121 Cum	Top Soil:2884 cum Filling in Plinth: 4037 cum
30	Solid Waste Management during Operation Phase	Type	Quantity (kg/ d)	Treatment / disposal
		Dry waste:	94	Dry waste will be sent for recycling to agency
		Wet waste:	138	Wet waste will be converting to compost by using OWC
		Hazardous waste:	NA	NA
		Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.
		E-Waste	1.00 kg/Day	Handed over to authorized vendor
31	Green Belt Development	Total RG area (m2)		NA
		Existing trees on plot		13
		Number of trees to be planted	153 (Required trees 99-8Existing tress+62 no of trees against cutting)	
		Number of trees to be cut		5
		Number of trees to be transplanted		0
32.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		100 KVA
		During Operation phase (Connected load):		1891 KVA
		During Operation phase (Demand load):		785 KVA
		Transformer:		630 KVA X1 315 KVA X1
		DG set:		500 KVA 125 KVA
		Fuel used:		HSD
33.	Details of Energy saving		Total Energy Saving -22.8 %	
34.	Environmental Management	Type	Details	Cost
		Air	Dust suppression measures and barricading	
		Land	Site Sanitation & Safety	2.1

	plan budget during Construction phase	Env. management	Environmental Monitoring			
		Health & safety	Disinfection and Health Check-ups			
35.	Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs.)	O&M (Rs. /Y)
		Sewage treatment	MBBR		29.12 Lakh	7.35 Lakh /year
		RWH	Rainwater Harvesting		12 Lakh	7.5 Lakh/year
		Solid Waste	Municipal Solid waste		8.25 lakhs	1.51 Lakh /year
		Green belt development	Landscaping		41.00 lakhs	4.00 lakhs/yr.
		Energy saving	Energy Savings		26.51 Lakhs	13.25 Lakhs/yr.
		Disaster Management	Lightning arrestor		1.4 Lakhs	----
		Env. Monitoring	Air, water, Noise, Soil		----	1.2 lakhs/yr.
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)	
		4-Wheeler	189	189	12.5Sq.m	
		2-Wheeler	95	95	2.00 Sq.m	
37.	Details of Court cases / litigations w.r.t. the project and project location if any.					--

3. Proposal is a new construction project. Proposal was considered by SEIAA in its 281st (Day-2) meeting held on 03rd September, 2024 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 obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to submit details of mitigation measures for building portions wherever fire tender is unable to reach.
3. PP to submit details of compensatory plantation w.r.t. location, species, watering provision and maintenance.
4. PP to prepare and implement plan to make proposed project a plastic free zone.
5. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
6. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.

7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
8. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP submitted that, their plot is a part of larger layout for which mandatory RG is already provided by planning authority and hence separate RG is not applicable to their project. Local planning authority to ensure the validity of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI- 22732.01 m², Non FSI- 23767.99 m², total BUA-46500.00 m². (Plan approval No-IOD/00/03/24, dated- 20.09.2024) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

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

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

B) Operation phase:-

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

Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

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

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the

Environment department before start of any construction work at the site.

- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 11/26/2024 5:07:35 PM

Consent Application

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000220482/CE/2503000378

Date: 04/03/2025

To,
M/s. Hydepark Developers LLP
F PI 421/1, End of South Main Road,
Koregaon Park, Haveli, Pune



Sub: The Consent to Establish for Residential & Commercial construction Project under Red Category.

- Ref:**
1. Application submitted by SRO - Pune I vide No. MPCB-CONSENT-0000220482
 2. Minutes of 191st SEAC meeting dated 12/07/2024
 3. Minutes of 15th Consent Committee Meeting 2024-25 dated 12/02/2025

Your application NO. MPCB-CONSENT-0000220482

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:

1. **The Consent to Establish in Res/LSI category is hereby granted for period up to Commissioning of the unit or 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.216.5 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Residential & Commercial construction Project named as M/s. Hydepark Developers LLP, F PI 421/1, End of South Main Road, Koregaon Park, Haveli, Pune on Total Plot Area of 8562.34 Sq. Mt. for construction BUA of 50000.00 Sq. Mt. SqMtrs including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	MoM of SEAC dated 12/07/2024	8562.34	50000.00

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	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	55	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG set - 500 KVA	1	As per Schedule -II
S2	DG Set - 125 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	94 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.
2	Wet Waste	138 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING

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
			NA		

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 provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. For Any Future Expansion: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

16. This consent is issued as per the 15th Consent Committee Meeting dated 12/02/2025.
17. This consent is issued after receipt of the additional consent fees of Rs. 9660/- as CA certificate submitted by the PP, the CI of proposed residential project is Rs. 221.33 Cr. PP shall pay the consent fee of Rs. 4,42,660/-. PP paid the consent fee of Rs. 4,33,000 /-. PP shall pay additional consent fee of Rs. 9660/-. Payment Received.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Dr. Avinash Dhakne**
 Member Secretary
 For and on behalf of
Maharashtra Pollution Control Board
 ms@mpcb.gov.in
 2025-03-04 22:18:56 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	433000.00	MPCB-DR-30008	11/11/2024	RTGS
2	9660.00	TXN2503000458	04/03/2025	Online Payment

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **60 CMD for treatment of domestic effluent of 55 CMD.**
B] 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	77.00
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.	Grandening/Other consumption	0

- 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
S1	DG set - 500 KVA	Acoustic Enclosure	5.00	HSD 72 Kg/Hr	1	SO ₂	11.52 Kg/Day
S2	DG Set - 125 KVA	Acoustic Enclosure	3.00		1	SO ₂	11.52 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
-------------------------	---------------	------------------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs.10 Lakhs	Within 15 Days	Compliance of Consent Conditions & EC Conditions	Up to Commissioning of the project	Up to Commissioning of the project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



Commencement Certificates



कार्यकारी अभियंता कार्यालय
बांधकाम विकास विभाग झोन क्र. ४
पुणे महानगरपालिका
जा.क्र. :- १०८/००१३/२५
दिनांक :- २०१९/२०२५

-: नियोजित विकसन दाखला :-

विकसक श्री. सुरेश एस. पिंगळे व त्यांचेतर्फे कुलमुखत्यारधारक मे हार्डिड पार्क डेव्हलपर्स एलएलपी
तर्फे श्री.श्रीतेज दरोडे व श्री. राजेश मामीडवार
ला.आर्की. श्री. मनोज तातुस्कर
१२२१ बी/१ रंगलर परांजपे रोड,
OFF. F.C ROAD शिवाजीनगर पुणे -०४.

यांस....

विषय :- पुणे पेठ संगमवाडी टीपीस्कीम फा.प्लॉट नं. ४२१/१, प्लॉट नं. ४ + ५ मधील भूखंडावरील
पर्यावरण मंजूरीकामी बांधकाम व्याप्तीबाबत दाखला देणेबाबत.

संदर्भ :- १) मा. महापालिका आयुक्त यांचेकडील कार्यालयीन परिपत्रक जा.क्र. मआ/शज/ज/जा/४७८
दि. १५/०६/२०२२

२) विकसक मे हार्डिड पार्क डेव्हलपर्स एलएलपी तर्फे श्री. श्रीतेज दरोडे व श्री. राजेश
मामीडवार तर्फे ला.आर्की. श्री. मनोज तातुस्कर यांचा आ.क्र. झोन ४/४५५७,
दि. ११/०९/२०२४ रोजीचा प्रस्ताव.

पुणे महानगरपालिका यांचेकडून पुणे महानगरपालिका हद्दीतील पुणे पेठ संगमवाडी टीपीस्कीम फा.प्लॉट
नं. ४२१/१, प्लॉट नं. ४+५ मधील भूखंड महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ व त्या अंतर्गत
UDCPR२०२० अन्वये मंजूर झालेल्या नियमाप्रमाणे संदर्भ क्र.१ नुसार निश्चित केलेल्या कार्यप्रणालीप्रमाणे
नियोजित विकसनासाठी आपण अर्ज केलेला आहे. त्या अनुसरून खालील अटीस अधीन राहून आपल्या वरील
प्रस्तावास भूखंड क्षेत्र ८५६२.३४ चौ.मी. व एकूण बांधकाम क्षेत्र ४६५००.०० चौ.मी. (एफएसआय क्षेत्र
२२७३२.०१ चौ.मी. + नॉन एफएसआय क्षेत्र २३७६७.९९ चौ.मी.) असे एकूण एफएसआय + नॉन एफएसआय
= ४६५००.०० चौ.मी. साठी नियोजित विकसन नाहरकत दाखला देणेत येत आहे.

१. अग्निशमन विभागाकडील प्रोव्हिजनल नाहरकत दाखल (जा.क्र. एफबी/६६७२ दि. ११/०३/२०२४)
मध्ये नमूद सर्व अटी व बाबी मालक / विकसक / ला.आर्की. यांचेवर बंधनकारक राहतील.
२. मलनिःसारण देखभाल व दुरुस्ती विभागाकडून मिळकतीलगत असलेल्या नाल्याच्या रुंदी संदर्भात
(प्रायमूव्ह) प्राप्त होणारा अभिप्राय विकसक यांच्यावर बंधनकारक राहिल व त्याप्रमाणे आवश्यकता
पडल्यास विकसक दुरुस्त लेआऊट मान्य करून घेणार.
३. विकसक यांचेकडील हमीपत्र क्र. ५/४५१/२०२४ दि. १४/०२/२०२४ रोजीचे व सीरिअल क्र.
V/S/130/2024 दि. ०९/०९/२०२४ अन्वयेचे हमीपत्र विकसकावर बंधनकारक राहिल.
४. सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (मा. SEACS व SEIAA पर्यावरण व वनविभाग,
भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.

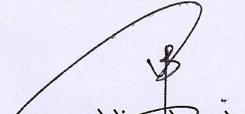
५. सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसून अर्जदाराने त्यासाठी स्वतंत्रपणे परवानगी घेणे बंधनकारक राहिल.
६. अर्जदाराने जिल्हा अधीक्षक, भूमी अभिलेख, पुणे यांचकडील मोजणीनुसार भूखंडाच्या हद्दी कायम करणे आवश्यक राहिल.
७. सोबतचा नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.
८. सदरचा नियोजित विकसन दाखला हा निर्गमित दिनांकापासून एक वर्षापर्यंत वैध राहिल.
९. फा.प्लॉट नं. ४२१/१ येथील प्लॉट क्र. ४ च्या अनुषंगेचे inclusive housing मान्य लेआऊटनुसार प्लॉट क्र. २ एवजी प्लॉट क्र. ४ व ५ मध्ये प्रस्तावित करण्याच्या अनुषंगे यापूर्वी संमतीपत्र क्र. सीसी/३३०१९/२३ दि.२७/०२/२०२४ अन्वये मंजूर लेआऊट दुरुस्त करून घेणे विकसकावर / प्रस्तावधारकावर बंधनकारक राहिल.

कळावे.


(शांतीलाल कुळकर्ण)

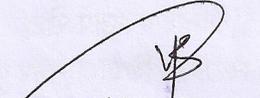
शाखा अभियंता

बांधकाम विकास विभाग झोन क्र.४
पुणे महानगरपालिका


(योगेंद्र सोनवणे)

उप अभियंता

बांधकाम विकास विभाग झोन क्र.४
पुणे महानगरपालिका


(योगेंद्र सोनवणे)

प्र.कार्यकारी अभियंता

बांधकाम विकास विभाग झोन क्र.४
पुणे महानगरपालिका

AREA STATEMENT																										
BUILDING TYPE	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	SEVENTEENTH	EIGHTEENTH	NINETEENTH	TWENTIETH	TWENTY FIRST	TWENTY SECOND	TWENTY THIRD	TWENTY FOURTH	TOTAL AREA
A-TYPE	-	874.18	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1189.86	-	1034.47	730.21	806.88	344.16	22732.01
TOTAL AREA																										

F.S.I. STATEMENT			
BUILDING TYPE	NO. OF BUILDINGS	NO. OF TENEMENTS	B/LP AREA
A-TYPE	1 NOS.	96	375.23
A-TYPE	1 NOS.	96	375.23
TOTAL			750.46
LESS MHADA AREA			0
BALANCE BUILT-UP AREA			750.46

PARKING STATEMENT			
PARKING	REQUIREMENT	PROVIDED	DEFICIENCY
A-TYPE	154	172	18
SCOOTER	10	10	0
TOTAL			

WATER STORAGE CAPACITY			
FLOOR	REQUIREMENT	PROVIDED	DEFICIENCY
FIRST FLOOR	173.70	6	167.70
SECOND FLOOR	173.70	6	167.70
THIRD FLOOR	173.70	6	167.70
FOURTH FLOOR	173.70	6	167.70
FIFTH FLOOR	173.70	6	167.70
SIXTH FLOOR	173.70	6	167.70
SEVENTH FLOOR	173.70	6	167.70
EIGHTH FLOOR	173.70	6	167.70
NINTH FLOOR	173.70	6	167.70
TENTH FLOOR	173.70	6	167.70
TOTAL			

PARKING AREA STATEMENT			
AREA REQUIRED	TOTAL SQ.M.	PROVIDED	DEFICIENCY
CAR	172 X 12.50 SQ.M.	2150.00	1978.00
SCOOTER	10 X 2.00 SQ.M.	20.00	0
TOTAL			

WATER STORAGE CAPACITY			
BUILDING TYPE	O/H WATER TANK CAPACITY (LITRS.)	U/G WATER TANK CAPACITY (LITRS.)	TOTAL
A-TYPE	66500.00	25000.00	91500.00
TOTAL			

PARKING AREA STATEMENT			
SR.	DESCRIPTION	AREA (SQ.M.)	PROVIDED REFUSE AREA
1.	F.S.I. AREA	22732.01	22732.01
2.	NON F.S.I. AREA	17772.59	17772.59
3.	2.1 PARKING	1366.60	1366.60
4.	2.2 RECREATIONAL AREA	495.06	495.06
5.	2.3 REFUGEE AREA	1003.68	1003.68
6.	2.4 TOP TERRACE AREA	353.57	353.57
7.	2.5 TERRACE GARDEN AREA	2396.13	2396.13
8.	2.6 PROJECTION AREA	345.00	345.00
9.	2.7 SERVICES AREA	35.36	35.36
10.	2.8 LIFT AREA	23767.99	23767.99
11.	TOTAL NON F.S.I. AREA	46500.00	46500.00
12.	TOTAL F.S.I. + NON F.S.I. AREA	22732.01 + 23767.99	46500.00

REFUGEE AREA STATEMENT			
BUILDING TYPE	REQUIRED REFUGEE AREA	PROVIDED REFUGEE AREA	DEFICIENCY
A-TYPE	51.30 X 6 = 307.80	82.51 X 6 = 495.06	495.06
TOTAL			

REFUGEE AREA STATEMENT			
BUILDING TYPE	REQUIRED REFUGEE AREA	PROVIDED REFUGEE AREA	DEFICIENCY
(TYPICAL - 4TH, 8TH, 12TH, 16TH, 20TH & 23RD FLOOR)	1,044.25 X 2 = 2,088.50	12.50	2,076.00
TOTAL			

AREA STATEMENT																										
BUILDING TYPE	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	SEVENTEENTH	EIGHTEENTH	NINETEENTH	TWENTIETH	TWENTY FIRST	TWENTY SECOND	TWENTY THIRD	TWENTY FOURTH	TOTAL AREA
A-TYPE	-	874.18	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1044.25	1189.86	-	1034.47	730.21	806.88	344.16	22732.01
TOTAL AREA																										

PARKING STATEMENT			
PARKING	REQUIREMENT	PROVIDED	DEFICIENCY
A-TYPE	154	172	18
SCOOTER	10	10	0
TOTAL			

WATER STORAGE CAPACITY			
FLOOR	REQUIREMENT	PROVIDED	DEFICIENCY
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NINTH FLOOR	173.70	6	167.70
TENTH FLOOR	173.70	6	167.70
TOTAL			

PARKING AREA STATEMENT			
AREA REQUIRED	TOTAL SQ.M.	PROVIDED	DEFICIENCY
CAR	172 X 12.50 SQ.M.	2150.00	1978.00
SCOOTER	10 X 2.00 SQ.M.	20.00	0
TOTAL			

WATER STORAGE CAPACITY			
BUILDING TYPE	O/H WATER TANK CAPACITY (LITRS.)	U/G WATER TANK CAPACITY (LITRS.)	TOTAL
A-TYPE	66500.00	25000.00	91500.00
TOTAL			

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12.	TOTAL F.S.I. + NON F.S.I. AREA	22732.01 + 23767.99	46500.00

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TOTAL			

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BUILDING TYPE	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	SEVENTEENTH	EIGHTEENTH	NINETEENTH	TWENTIETH	TWENTY FIRST	TWENTY SECOND	TWENTY THIRD	TWENTY FOURTH	TOTAL AREA
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TOTAL AREA																										

PARKING STATEMENT			
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A-TYPE	154	172	18
SCOOTER	10	10	0
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NINTH FLOOR	173.70	6	167.70
TENTH FLOOR	173.70	6	167.70
TOTAL			

PARKING AREA STATEMENT			
AREA REQUIRED	TOTAL SQ.M.	PROVIDED	DEFICIENCY
CAR	172 X 12.50 SQ.M.	2150.00	1978.00
SCOOTER	10 X 2.00 SQ.M.	20.00	0
TOTAL			

WATER STORAGE CAPACITY			
BUILDING TYPE	O/H WATER TANK CAPACITY (LITRS.)	U/G WATER TANK CAPACITY (LITRS.)	TOTAL
A-TYPE	66500.00	25000.00	91500.00
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TOTAL AREA																										

PARKING STATEMENT			
PARKING	REQUIREMENT	PROVIDED	DEFICIENCY
A-TYPE	154	172	18
SCOOTER	10	10	0
TOTAL			

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FLOOR	REQUIREMENT	PROVIDED	DEFICIENCY
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TOTAL			

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8.	2.6 PROJECTION AREA	345.00	345.00
9.	2.7 SERVICES AREA	35.36	35.36
10.			

No Objection Certificates



Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/ 6672
Date : 11/03/2024

(52/2024)

To,
Manoj Tatooskar Architect,
Off F.C. Road, Pune.

Sub:- Fire NOC For Getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt of India" for the project At F.P.No.421/1, Plot No. 4+5, Ghorpadi, Sangamwadi, T.P.S.-03, Pune.

Ref :- i) Acknowledgement Slip For EC Application Dt.30.12.2023.
(Proposal No. SIA/MH/INFRA2/457240/2023)
ii) Your office's Application Dt.10.01.2024.

Dear Sir,

As per the above reference (i), E.C. acknowledgement slip had issued for the project by the "State Environment Impact Assessment Authority, Govt. Of Maharashtra".

As per the above, reference (ii) you are requesting for Fire Dept.'s clearance for height & built up area of the building .

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

Table			
Building	Height (Mtrs)	Built up area (in Sq.Mtrs)	Propse Use Of The Buildings
Building A	110.10 Mtrs.	24894.90 Sq.Mtrs	Residential Purpose
Bungalow	8.98 Mtrs.	603.24 Sq.Mtrs	Residential Purpose

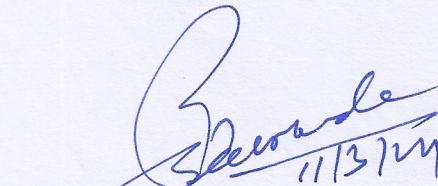
As per the resolution No. 6/206, Dt. 14.06.2021 of Hon. Municipal Commissioner, Pune Municipal Corporation, scrutiny fee is paid by challan No. 39719, Dt.07.03.2024, Rs.1,00,000 /-

Considering the above and scrutiny of the building plans submitted to this office under reference (ii) above, this office is satisfied with the propose building plans in view of fire prevention & protection for the propose height, built up area and use mentioned in the table above. Layout & plans of the proposal. The undersigned reserve all rights to amendment, additions, modifications in the said proposal at the time of actual issues of provisional fire NOC.

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

Scrutiny By


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


(Devendra Potphode)
Chief Fire Officer
Pune Municipal Corporation

Date: 24th Jan 2024

To,
M/s Hydepark Developers LLP
at 1258a/2 Matruchyaa, JM road, deccan gymkhana, Pune 411004

Sub: - Facilitating Solid Waste Management at your Commercial/Residential/ "Proposed Residential & Commercial Project" situated at F Pl 421/1 End of South Main Road, Koregoan Park, Pune 411001

Dear Sir,

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

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

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **94 Kg/Day, E Waste – 30 Kg/Month**) from your registered project **Proposed Residential & Commercial Project** situated at F Pl 421/1 End of South Main Road, Koregoan Park, Pune 411001 through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 138 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd

Rhauwane

Authorized Signatory

Date: 24th Jan 2024





महाराष्ट्र MAHARASHTRA

2023

CF 573977

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे

आ. क्र. १०६९ दि. 26 JAN 2024 मुल्य ५००/-

- १) दस्तऐवज प्रकार : कर्जाबाबत
- २) दस्तऐवज करणार आदेश का ? :- होय/नाही
- ३) मिळालेली धर्माव :
- ४) मुद्रांक विकत घेणाऱ्याचे नांव : श्री. रमेशदास देवरावराव ललित
- ५) पत्ता : २०००, सिंदगाव, पुणे
- ६) हस्ता व्यक्तीचे नांव : श्री. रमेश देवराव
- ७) पत्ता : का. १०६९, पुणे
- ८) दस्तऐवज पक्षकाराचे नांव : श्री. रमेश देवराव देवराव देवराव

मुद्रांक घेणाऱ्याची सही

श्री. विवेक भाऊसाहेब शेलार
ता.नं. २२९०२६
६३५/२६, तुळशीनगर, बिचवेधाडी, पुणे-३७.

वरिष्ठ कोषागार अधिकारी
पुणे
19 JAN 2024
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

पुणे सेवा सहकारी संस्था मर्यादित प्रा.
Reg. No. PNA(1) GNL/01321/07-08

NOTARY
HANUMANT BHAGWAN TAKALE
DIST. PUNE (MAHARASHTRA)
Regu.No. 16481
Exp. Dt. 03/02/2025
GOVERNMENT OF INDIA

Rmawane

AGREEMENT

This Agreement ("Agreement") is entered into as on 22/01/2024

Between

M/s Hydepark Developers LLP a registered Partnership Firm having its registered office at 1258a/2 Matruchyaa, JM road, deccan gymkhana, Pune 411004 (herein after referred to as the "Developer") Party No.1

AND

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

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of **Proposed Residential & Commercial Project "F PI 421/1 End of South Main Road, Koregoan Park, Pune 411001.** (herein after referred to as the "said Site").

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

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

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

NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (**Quantity- 94 Kg/Day, E waste- 30Kg/Month**) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

Rmawase



Shreeyashish



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

M/s. Hydepark Developers LLP



Through

SWaCH Cooperative,

R. Mawane

Through *Poonam Sonawane*



(Developer)

Shreeya D... de



(Party No. 2)



BEFORE ME

Noted and Registered

At Sr. No.

Date:- **24 JAN 2024**

HANUMANT BHAGWAN TAKALE
NOTARY GOVT. OF INDIA
DIST. PUNE (MAHARASHTRA)
Regd. No. 16481, Exp. Dt. 3/2/2025





कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

जावक क्र.: - ७६२

दिनांक :- २०/०६/२०२४

आकि मनोज तातुसकर
१२२१/१ रॅंगलोर, परांजपे रोड,
भिडे एक्सरे क्लीनिकच्या, मागे एफ सी रोड,
पुणे-४११ ००४.

यांस.....

विषय : फा.प्लॉट .४२१/१, प्लॉट नं.४+५ मौजे घोरपडी, संगमवाडी, टी.पी. एस-३, पुणे या मिळकती मधील नियोजित कमर्शियल बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला देणे बाबत.

- संदर्भ : १) केंद्रीय पर्यावरण व वन मंत्रालय नवी दिल्ली यांचेकडील अधिसूचना दि.१४/०९/२००६
२) आकि मनोज तातुसकर यांचा खात्याकडील प्रस्ताव आ.क्र.१७१० दि.१५/०३/२०२४.
३) मा.अधिक्षक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता ठ.क्र.मलनि/EC/११८/२०२४ दि.०९/०७/२०२४.

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती विभागाकडील इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता संदर्भ क्र.२ अन्वये आकि मनोज तातुसकर यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत प्रस्तावित बांधकाम नकाशे, पुणे महानगरपालिका मिळकत कर नाहारकत दाखला, कन्सलटंट रिपोर्ट, सातबारा उतारा यांचेकडील काम सुरू करणेचे सर्टीफिकेट इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

- | | |
|---|--|
| १ मिळकतीचे क्षेत्रफळ | - ८५६२.३४ चौ.मी. |
| २ बिल्टअप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय) | - २५४९८.१४ चौ.मी+२४५०१.८६ चौ.मी.
= ५००००.०० चौ.मी. |
| ३ इमारतीची संख्या व उंची | - निवासी इमारत- २
A उंची ११०.१० मी., बंगलो उंची ८.९८ मी., |
| ४ निवासी सदनिका | - ९० (निवासी आवश्यक पाणी पुरवठा खालीलप्रमाणे)
९० सदनिका X प्रती ५ माणसी X प्रती १५० ली
= ६७.५० |
| ५ (कमर्शियल) शॉप/ऑफिसेस | - १ (कमर्शियल आवश्यक पाणी पुरवठा खालीलप्रमाणे)
२९ माणसी X प्रती ४५ ली = १.३० |
| ६ मान्य नकाशा प्रत | - प्रस्तावित आहे. |
| ७ कमेन्समेंट सी.सी.नं. दि. | - प्रस्तावित आहे. |
| ८ आवश्यक पाणी पुरवठा | - कमर्शियल + निवासी वापराकरीता ६८.८० KLD |

९ तयार होणारे मैलापाणी	- कमर्शिअल + निवासी वापराकरीता ६१.९२ KLD
१० सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता	- कमर्शिअल + निवासी वापराकरीता ६२.०० KLD
११ सिवरेज टिंटमेंट प्लॅटची प्रस्तावित क्षमता	- कमर्शिअल + निवासी वापराकरीता ७०.०० KLD
१२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल	- -
१३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे	- लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे.
१४ पाण्याचा पुर्णवापर करण्याच्या उपाययोजना	- गार्डन, फ्लशिंग व इत्यादी
१५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना	- नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातुन एस.टी.पी चे क्षेत्र लागतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहिल.

मा.अधिक्षक अभियंता मलनिःसारण विभाग यांची संदर्भ क्र.३ अन्वये खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला (प्रोव्हिजनल NOC) देणेस हरकत नाही.

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) एकुण बांधकाम क्षेत्र (FSI+NON FSI) ५००००.०० चौ.मी पर्यंत मर्यादित ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये (नाला) बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सच्छिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) ओला व सुक्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुका कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या ओला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कन्ट्रॉल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) कमर्शिअल + निवासी वापराकरीता ७० KLD प्रति दिन क्षमतेचा सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या स्लजची विल्हेवाट



कार्यकारी अभियंता कार्यालय

लष्कर पाणीपुरवठा विभाग

पुणे महानगरपालिका

नावक क्र. - 978

दिनांक 15 JUL 2024

PROVISIONAL ENVIRONMENT CERTIFICATE

मे.हाईड पार्क डेव्हलपमेंट एल.एल.पी. तर्फे पार्टनर श्री. श्रीतेज दरोंडे व श्री. राजेश मामीदवार.

मीजे- घोरपडी,मंगमवाडी, फा. प्लॉट नं. ४२१/१, प्लॉट नं. ४५५

टी.पी.एम. - ०३, ता. हवेली, जि.पुणे पुणे.

विषय - मीजे- घोरपडी,मंगमवाडी ता.हवेली,जिल्हा -पुणे येथील फा. प्लॉट नं. ४२१/१, प्लॉट नं. ४५५

टी.पी.एम.- ०३, ता. हवेली, जि.पुणे या मिळकतीवर होणाऱ्या गृह प्रकल्पामाठी पर्यावरण

ना-हरकत प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्रायाबाबत.

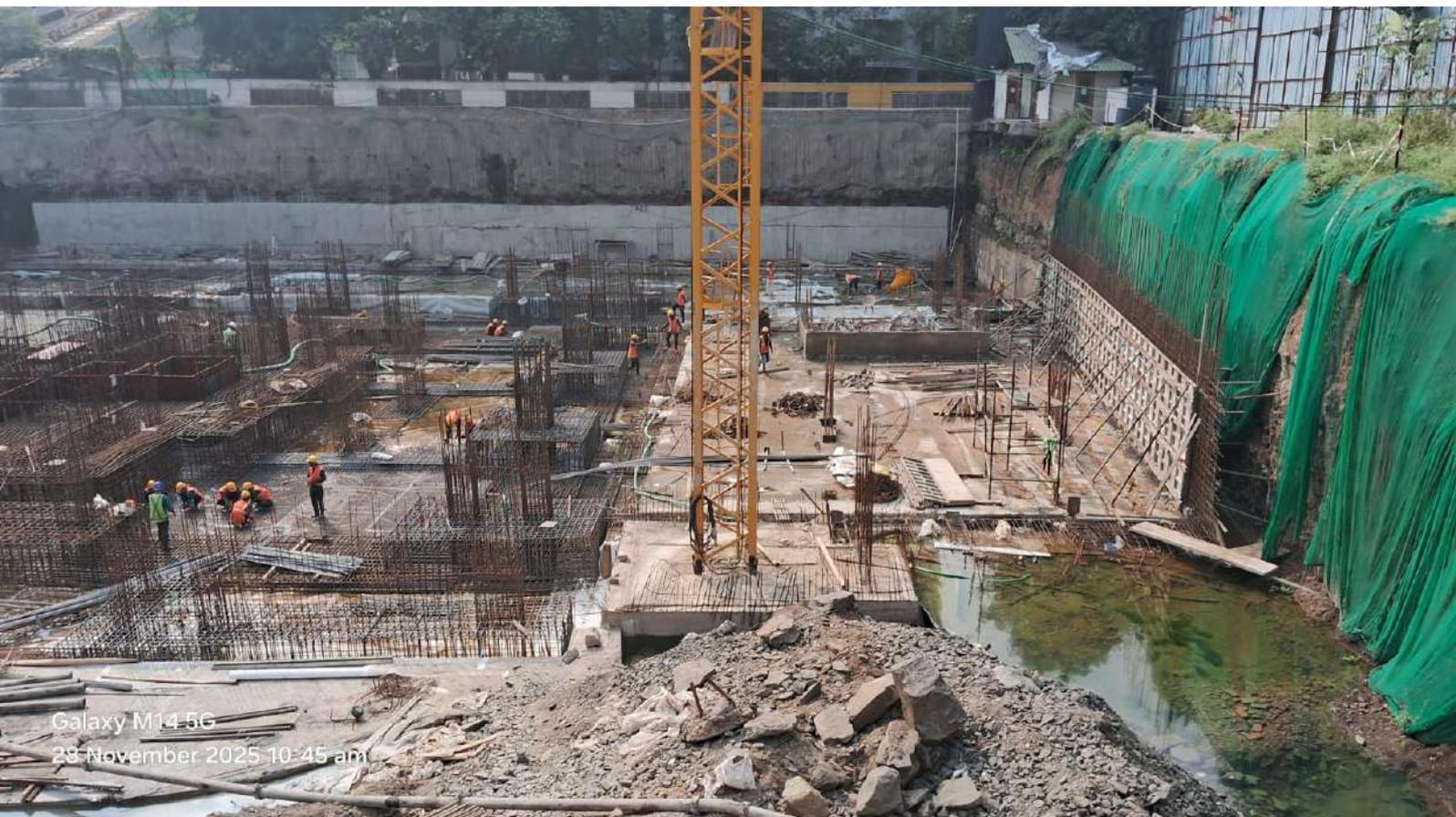
संदर्भ :- १. लष्कर पाणीपुरवठा विभागाम प्राप्त झालेले पत्र आ.क्र.४६७७,दि.१८/०३/२०२४.

संदर्भ क्र.१ चे पत्रान्वये विषयाकित नियोजित प्रकल्पाम पर्यावरण ना हरकत प्रमाणपत्र मिळण्यासाठी पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखल्याची मागणी केली आहे. सदर गृह प्रकल्पामध्ये एकूण क्षेत्र ८५६२.३४ चौ.मी.क्षेत्रामध्ये प्रस्तावित केला असून सदर प्रकल्पामध्ये ८९ मदनिका व १ बंगला १ कमर्शियल जिम असून त्यासाठी ६८.८० KLD प्रति दिवस पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखला खालील १ ते १४ अटीवर देण्यात येत आहे.

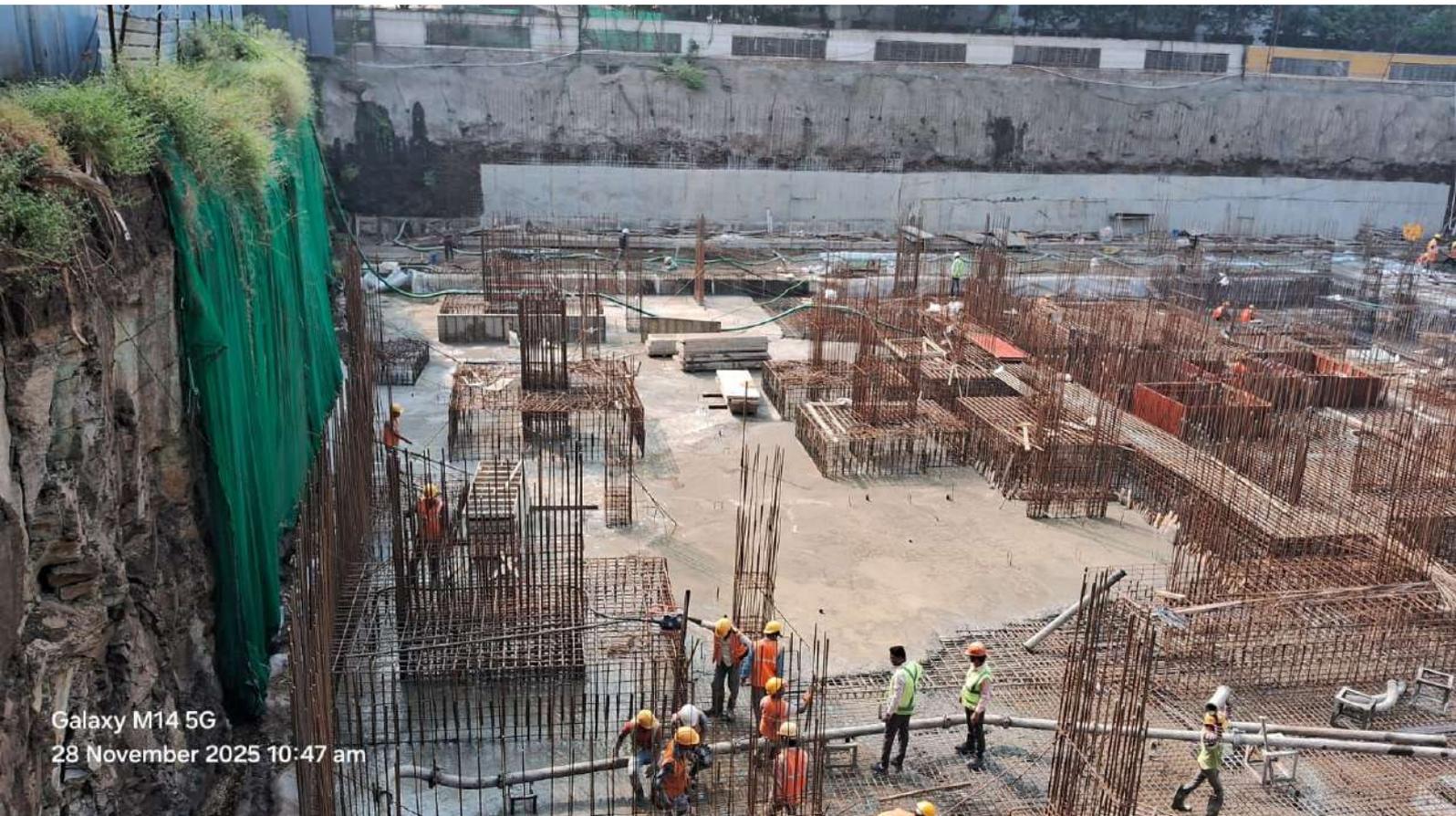
- १) विषयाकित मिळकतीवरील गृहप्रकल्पामाठी भोगवटा पत्राच्या प्रमाणात पाणीपुरवठा करण्याकरिता नळजोड प्रस्ताव सादर करावा लागेल.
- २) विकासकामे स्वयंचर्चने मनपाचे सूचनेनुसार जलवाहिनी विकसित करावी लागेल.
- ३) एम.टी.पी.बाबत स्वतंत्र माहिती घ्याव्याम सादर करावी लागेल.
- ४) जागेवर बांधकाम चालू करण्यापूर्वी मिळकती मधील मनपाच्या नळ जोडावरील थकबाकी भरून घेऊन सदर नळजोड बंद केले जाईल.
- ५) इमारतीचे पिण्याचे पाणी, वापरायचे पाणी,फलशिंगचे पाणी इ.कारणामाठी स्वतंत्र व्यवस्था करणे आवश्यक.
- ६) सदर प्रकल्पाकरिता पाण्याच्या उपलब्धतेनुसार पुणे मनपाकडून होणारा पाणीपुरवठा बगळता जादा पाण्याची व्यवस्था विकासक यांम स्वतः च्या खर्चाने करावी लागेल.
- ७) अंतर्गत वापरण्यात येणाऱ्या फिटिंग्ज ५ लिटर प्रति मिनिटा पेक्षा कमी डिम्बार्ज असणाऱ्या आवश्यक.
- ८) सर्व कामे सक्षम कन्सल्टंट यांचे कडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ९) व्यापारी पाणी वापरामाठी स्वतंत्र संपवेल.
- १०) प्रवर्तकाचे तज्ञ सल्लागार यांनी प्रस्तावित प्रकल्पात गृह प्रकल्पामध्ये एकूण क्षेत्र ८५६२.३४ चौ.मी.क्षेत्रामध्ये प्रस्तावित केला असून सदर प्रकल्पामध्ये ८९ मदनिका व १ बंगला १ कमर्शियल जिम असून त्यासाठी ६८.८० KLD प्रति दिवस पाण्याची मागणी केली असून मध्यस्थितीत सदर ठिकाणी पुणे महानगरपालिकेचे पाणीपुरवठा नेटवर्क उपलब्ध असून तत्कालीन पाण्याच्या परिस्थिती नुसार मनपाकडील नियमानुसार धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
- ११) मिळकतीची ले आउट मान्य झाल्यानंतर काम चालू करण्याचा दाखला व ले आउट मान्यतेची प्रत घ्याव्याम सादर करणार व वॉटर लाईन डेव्हलपमेंटचा फरक किंवा वॉटर लाईन शुल्क, मीटर ना हरकत प्रमाणपत्र मागण्यापूर्वी मनपा कोषागारात भरावा लागेल अथवा वॉटर लाईन डेव्हलपमेंट करावी लागेल.
- १२) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या प्रमाणात त्यावेळेच्या मान्य धोरणानुसार व नियमानुसार पाणीपुरवठा उपलब्ध केला जाईल.
- १३) सदर प्रकरणी अपुऱ्या पाणीपुरवठाबाबत विकसक हे घाल्याकडील सादर केलेल्या हमीपत्राम (नोटरी) मे.हाईड पार्क डेव्हलपमेंट एल.एल.पी. तर्फे पार्टनर श्री. श्रीतेज दरोंडे व श्री. राजेश मामीदवार यांचे नोटरी रजिस्टर अ.क्र. ५/९२०/२०२४ दि.२६/०३/२०२४ अधीन राहणार आहे.
- १४) प्रस्तुत प्रकरणी मनपा मार्फत काही भागात अत्यल्प स्वरूपाचा पाणीपुरवठा करण्यात येत आहे. तसेच सदर परिमरगत जलवाहिनी विकसनसाठी कामे पूर्ण झाले नंतर व मनपा मार्फत पाणीपुरवठा करण्याचे निषेधित त्यावेळेचे परिस्थिती नुसार करणेत येईल.नविष्यात पाणीमाठा मनपा नियम, तैमरिक परिस्थिती व उपलब्ध पाणीमाठा यावर अवलंबून असेल.

कळतां.

कार्यकारी अभियंता
लष्कर पाणीपुरवठा विभाग
पुणे महानगरपालिका



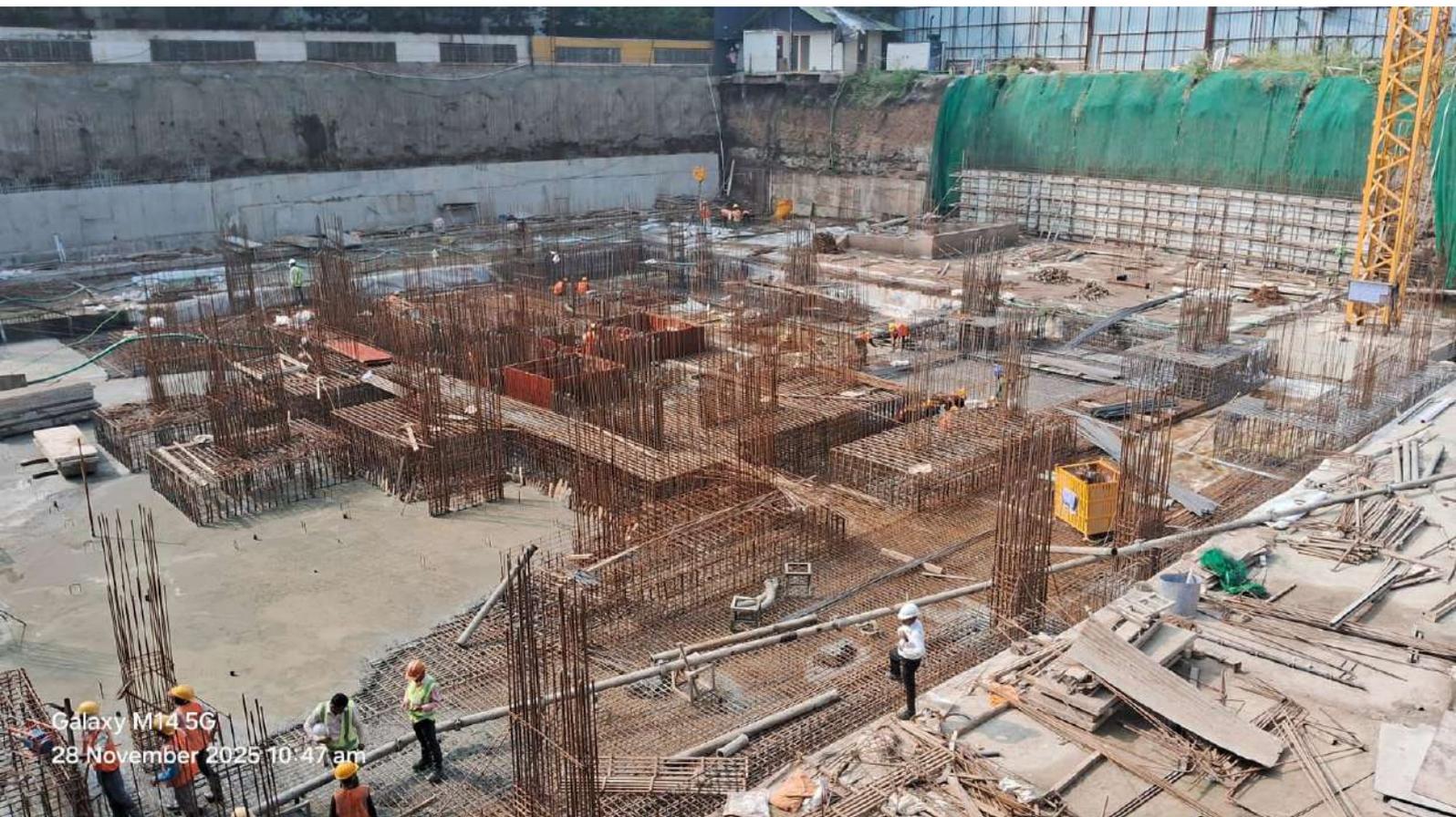
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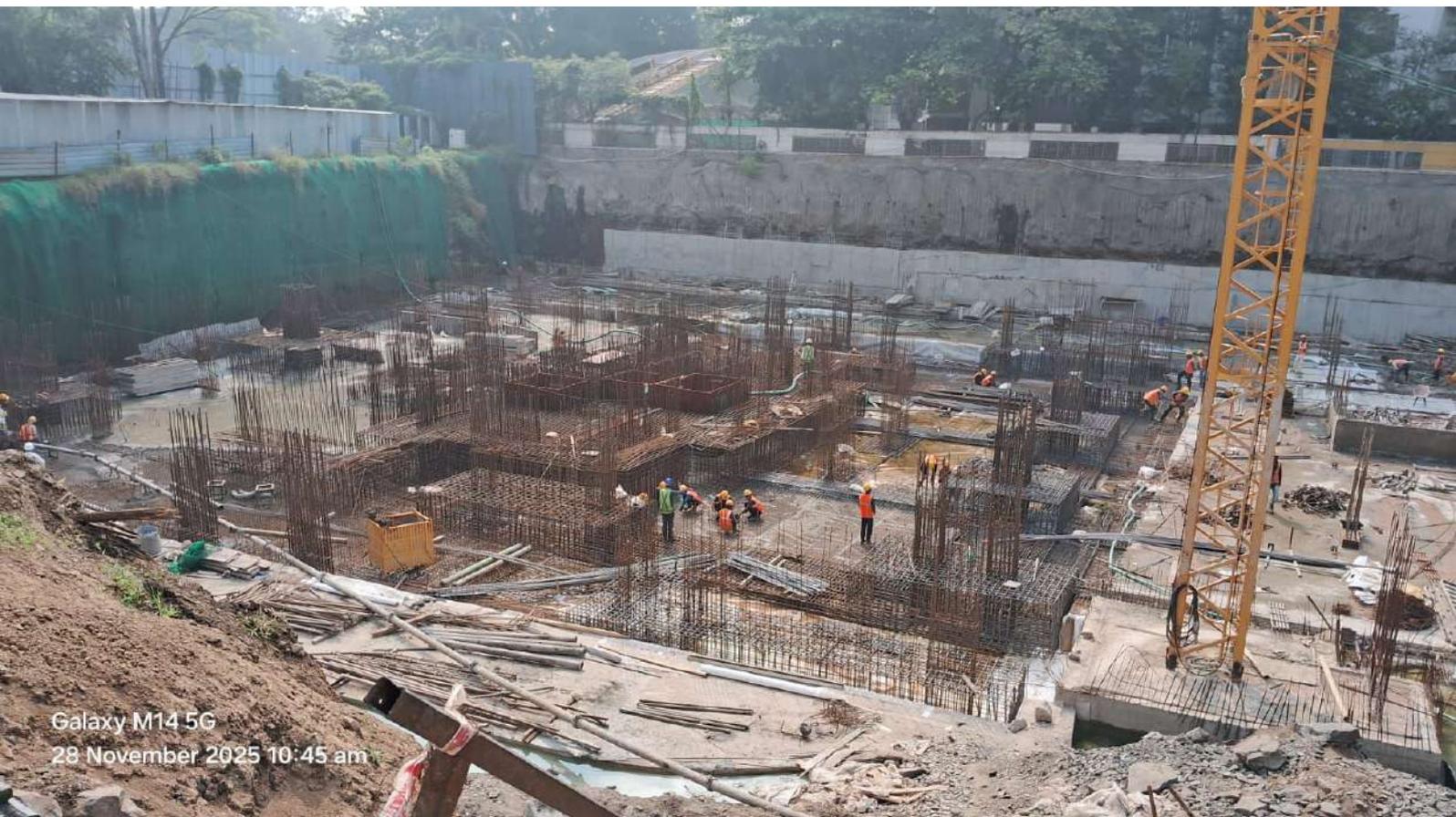
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