

MAHALUNGE LAND DEVELOPERS PVT LTD

ADDRESS: SOLITAIRE WORLD LEVEL 8 S NO. 36/1/1, OPPOSITE REGENCY CLASSIC, MUMBAI-
BANGALORE HIGHWAY BANER PUNE- 411045, MAHARASHTRA
Contact No.: 020 6716 6716

Date: 27.11.2025

To,

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

Sub: Six monthly compliance report submission period (April 2025 to September 2025) as per terms & conditions stipulated in Environmental Clearance letter Integrated Township at Mhalunge, Maan & Hinjewadi Tal – Mulshi, Dist. Pune by Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd

Ref: Environmental Clearance letter No. **EC24B3812MH5264819N Dated 12.07.2025.**

Respected Sir,

With reference to the above subject, we are submitting Six monthly compliance report for our project reference to Environmental Clearance letter EC24B3812MH5264819N Dated 12.07.2025.

- 1.Data sheet
2. Pointwise compliance
3. Status of project
4. Relevant annexures

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

**For Mhalunge Land Developers Pvt. Ltd. &
Ashadan Township ventures Pvt. Ltd**



Authority Signatory

This covering letter with relevant enclosures is uploaded to PARIVESH 2.0 Portal (Though online EC compliance module) as per circular 14 June 2025.

PART –A

CURRENT STATUS OF WORK

Current Construction Status

Sector	Company	Status
R-1	VTP	Completed
R-2	VTP	Completed
R-3	GPL	Completed
R-4	GPL	Completed
R-5	GPL	RCC work is in process.
R-6	GPL	RCC & Finishing works completed, Infra work is in process.
R-7A	GPL	Completed
R-7B	GPL	Partial tower finishing has been completed and RCC for remaining towers is in process.
R-8	GPL	RCC Completed, finishing work is in process.
R-9	GPL	RCC work is in process.
R-10	VTP	Partial tower finishing has been completed and occupied Finishing for remaining towers is in process.
R-11	GPL-SH	RCC & finishing completed
R-12	KOHINOOR	RCC and finishing work is in process
R-13	K RAHEJA	Construction works have not yet started
R-14+15	GPL	Partial excavation work has been started.
R-16+17	GPL	Partial tower RCC work started, and remaining tower construction works have not yet started
R-19	GPL	RCC completed, Finishing is in progress.
R-21+27	VTP	Excavation work in progress
R-23	GPL	RCC and finishing work is in process
R-24	GPL	Services and Ancillary building work completed
R-25	GPL	Services and Ancillary building work completed
R-26	GPL	Services and Ancillary building work in process
R-28	VTP	Construction works have not yet started
R-29	VTP	RCC work is in progress.
R-30	VTP	Construction works have not yet started
U-01		RCC work completed and finishing work is in process
SC-01		Completed.

: PART B:
POINTWISE COMPLAINE

Point-wise compliance status to various stipulations laid down by the Ministry in its clearance letter No. EC24B3812MH5264819N Dated:12.07.2025 are as follows:

Sr. No	Condition	Status
<u>Specific Conditions:</u>		
<u>A. SEAC Conditions-</u>		
1	PP to submit revised Water Supply NOC.	Noted & complied.
2	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.	Noted & complied.
3	PP to prepare and implement plan to make proposed project a plastic free zone.	Noted & complied.
4	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.	Noted
5	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.	Noted
6	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	The electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Undertakings regarding same is submitted in SEIAA meeting.
7	PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.	Noted.
<u>B. SEIAA Conditions:</u>		
1	PP has provided mandatory RG area of 2,05,276.48 m2 on mother earth. Local planning authority to ensure the compliance of the same.	Noted
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.	Noted & will be complied
3	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted & will be complied
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.	Noted

Sr. No	Condition	Status
5	SEIAA decided to grant EC for FSI- 26,68,354.97 m2, Non FSI- 14,09,842.37m2, Total BUA-40,78,197.34 m2. (Plan approval No-BMU/C. R.No.1766/23-24/Mouza Mhalunge, Maan Hinjewadi/S.No./G.No/CTS No. 39/1 and other dated 22.03.2024)	Agreed & noted.
General Conditions:		
A. Construction phase:-		
1	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.	The solid waste generated is segregated on site. Dry waste is collected by Municipal waste collection vehicle (ghanta-gadi) on periodic basis.
2	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	construction waste (muck) generated will be reused on site for back filing. Any excess debris will be disposed off suitably to vendors / disposal sites as designated by the government.
3	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.	No hazardous waste will be generated during the construction phase. At the finishing stage, any waste related to Paints / Varnishes etc. will be properly disposed off.
4	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,	All sanitary and hygienic measures have been taken on site. Constructed toilets and safe drinking water facility has been provided on site.
5	Arrangement shall be made that wastewater and storm water do not get mixed.	The project on completion will have separate storm water carrying system and sewer system to carry the wastewater from toilets to the STP
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Chemical admixtures will be used for accelerating time required for curing; water reducing admixtures will reduce water content for the concrete mix by about 5-10% and ensure more consistent setting time and higher strength.
7	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Not applicable. Ground water will not be used for the project.
8	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.	Ground water will not be used for the project
9	Fixtures for showers, toilet flushing and drinking should be of low	This will be complied with at the

Sr. No	Condition	Status
	flow either by use of aerators or pressure-reducing devices or sensor based control.	finishing stage of the project.
10	The Energy Conservation Building code shall be strictly adhered to.	Noted and will be complied
11	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Topsoil excavated during construction activities will be used for landscape development.
12	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.	Excavated soil shall be used primarily for backfilling and any excess will be disposed off suitably to vendors / disposal sites as designated by the government
13	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil Environmental Monitoring will be conducted on a regular basis. Monitoring Reports attached as Annexure VIII . Ground water will not be used for the project.
14	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted & co
15	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.	The DG set used during construction which complies with the Environments (Protection) Rules prescribed for air and noise emission standards.
16	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 to avoid spillage/leakages.	Noted.
17	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 .	No construction activity will be carried out during the nighttime. Noise & Air monitoring is being carried out as per EMP. Noise Monitoring Reports attached as Annexure
18	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 in consultation with Maharashtra Pollution Control Board.	Installation of DG sets will be at the finishing / occupancy stage of the project and will comply with all requirements.
19	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	All the environmental practices will be monitored. An organizational set up will be

Sr. No	Condition	Status
	environment cell/designated person.	formed to ensure the effective implementation of mitigation measures.
B Operation Phase:-		
1	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.	The solid waste generated is segregated on site. Wet garbage generated will be treated with organic waste converter (OWC) and treated manure is utilized for green belt development at site. Dry waste will be collected by Municipal waste collection vehicles (ghanta-gadi) on a periodic basis.
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and shall be disposed of through Swach Agency.
3	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.	STP of 16340 CMD shall be established once the construction is completed on site.
4	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.	Noted and will be compile
5	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.	Noted and will be compiled.
12	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.	Adequate parking places have been provided within site to avoid traffic congestion with proper entry an
13	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted & will be complied.
14	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	The Landscape Development for the proposed project will be undertaken at the finishing stage of the project, as per the plan

Sr. No	Condition	Status
		provided at the time of EC, including selection of species and tree density approved
15	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environment Management cell has been appointed for construction phase and will be appointed for operation phase
16	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for environment protection measures shall not be diverted for other purposes.	Noted
17	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	Noted & will be complied.
18	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Complied. The clearance has been sent to the Municipal Corporation and has been put on the company's website.
19	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted and will be complied
C General EC Conditions:		
1	PP has to abide by the conditions stipulated by SEAC & SEIA	Noted & agree
2	If applicable Consent to Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment Department before start of any construction work at the site.	Noted Consent to Establish has been received from MPCB vide no. Format1.0/CAC CELL/ UUAN No. 0000248061/ CE/2508003560 dated 27.08.2025 Attached as Annexure. VI
3	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. Environmental clearance has been obtained from the Environmental Department and enclosed.
4	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including	Noted. Six monthly compliance reports are being submitted

Sr. No	Condition	Status
	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.	regularly.
5	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.	Will be complied during the operation phase.
6	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
7	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Not applicable.
4	Environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted
5	This Environment Clearance is issued purely from an environmental 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 & complied.
6	In case of submission of false documents 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 & agreed
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	Noted.

Sr. No	Condition	Status
	public Liability Insurance Act, 1991 and its amendments.	

PART - C

ANNEXURE 1

DATA SHEET

“ITP Maan Mhalunge Hinjewadi” by MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD

**Part – I
Data Sheet**

1	Project type: River-Valley/Mining/Industry/Thermal/Nuclear/Other (specify).	Others (Area and Township development Project)
2	Name of the project	“ITP Maan Mhalunge Hinjewadi” by MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD
3	Clearance letter (s)/OM No. and date	No. EC24B3812MH5264819N dated 12/07/2025.
4	Location: a) District (s) b) State (s) c) Location Latitude/Longitude	Integrated Township at Mhalunge, Maan & Hinjewadi Village Mhalunge, Maan, Hinjewadi Taluka Mulshi, District Pune Maharashtra Longitude 18o 34’28 .37” E Latitude 73o 43’24.30” N
5	Address for correspondence. Address of the Concerned Project Chief Engineer (with Pin Code & telephone/telex/fax numbers)	Mr. Ashok Chordia MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD S. No. Level 8, S No. 36/1/1, Opp. Regency Classic, Mumbai-Bangalore Highway, Baner, Pune. 411045
6	Salient features	
	a) Of the project	FSI Area: 26,68,354.97 sq. m Non FSI Area: 14,09,842.37 Sq. m Total Construction Area: 40,78,197.34 Sq. m
	b) Of the Environmental management plans	Environmental management plan submitted at time of EC grant
7	Breakup of the project area.	Total Plot Area – 10,44,175 sq. m. Total Built-up Area – 40,78,197.34 Sq. m sq. m.
	a) Submergence area: forest and non- Forest	N. A.
	b) Others	N. A.

“ITP Maan Mhalunge Hinjewadi” by MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD

8	c) Breakup of the project affected population with enumeration of those losing houses/dwelling units only agricultural land only Both dwelling units only agricultural land only Both dwelling units & agricultural land & landless laborers/artisans:	N. A.
	a) SC, ST/Adivasi	N. A.
	b) Others	N. A.
9	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	8,827.37 Crores
	b) Allocation made for environmental management plans with item wise and year wise and break-up	Environment management Cell 17,76,000.00 Annual cost Environmental Monitoring 9,46,800.00 Annual cost
	c) Benefit cost ratio/Internal rate of Return and the year of assessment.	---
	d) Whether © includes the cost of environmental management as shown. in the above	Yes.
	e) Actual expenditure incurred on the project so far.	Closely tracking expenditure of project progress sector wise reference to project budget
10	Forest land requirement	N. A.
	a) The status of approvals for diversion of forest land for non-forestry use.	N. A.
	b) The status of clearing felling	N. A.
	c) The status of compensatory afforestation, if any	N. A.

“ITP Maan Mhalunge Hinjewadi” by MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD

	d) Comments on the viability & Sustainability of compensatory Forestation programmed in the light of actual field experience so far	N. A.
11	The status of clear falling in non-forest areas (Such as submergence area or reservoir, approach Roads.), if any with Quantitative information required.	N. A.
12	Status of construction (Actual &/or planned)	Project under reference is Integrated township project being developed in phase wise manner and sectoral development is carried out separately. Sector wise construction status is enclosed in annexures
	a) Date of commencement (Actual &/or planned)	02/02/2010
	b) Date of completion (Actual &/or planned)	Completion planned is in phase wise manner
13	Reason for the delay if the project is yet to start.	N. A.

ANNEXURE 2
EC COPY



File No: SIA/MH/INFRA2/490959/2024

Government of India

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



Date 12/07/2025



To,

Shrikant Kshirsagar
MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD
Solitaire World Opp Regency Classic Mumbai Bangalore Highway Baner Pune , Maan Mhalunge and
Hinjewadi, PUNE, MAHARASHTRA, , 411045
ecmmhtownship@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/490959/2024 dated 02/08/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812MH5264819N
(ii) File No.	SIA/MH/INFRA2/490959/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Expansion in Proposed Integrated Township at Mhalunge, Maan and Hinjewadi Tal – Mulshi, Dist. Pune by Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd.
(viii) Name of Company/Organization	MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Shrikant Kshirsagar under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
- 11.
12. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Annexure 1

1. Specific

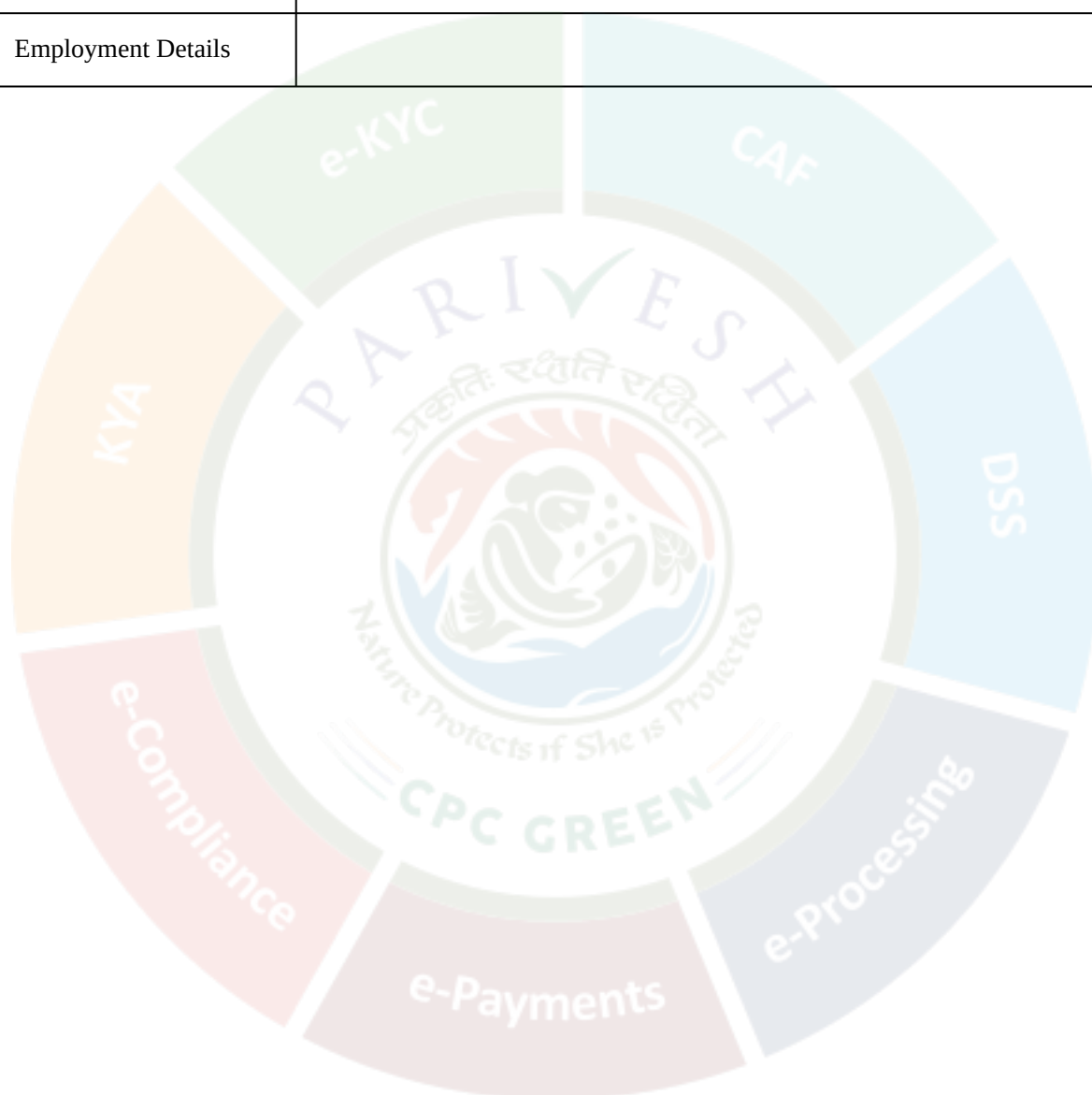
S. No	EC Conditions
1.1	1. PP to submit revised Water Supply NOC. 2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme 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. 3. PP to prepare and implement plan to make proposed project a plastic free zone. 4. 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. 5. 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. 6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. 7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Expansion in Proposed Integrated Township at Mhalunge, Maan and Hinjewadi Tal – Mulshi, Dist. Pune by Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd.
b.	Latitude and Longitude of the project site	18.56256936595477,73.73121219552662 18.57258982242672,73.74109970208619
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved
		Area in Ha
		Non-Forest Land (A)
		101
c.	Land Requirement (in Ha) of the project or activity	Forest Land (B)
		0
		Total Land (A+B)
c.	Land Requirement (in Ha) of the project or activity	101.0
d.	Date of Public Consultation	Public consultation for the project was held on

S. No.	Particulars	Details
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	882737
g.	EMP Cost (in lacs)	48
h.	Employment Details	



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/490959/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s.Mhalunge Land Developers Pvt. Ltd. &
M/s.Ashadan Township ventures Pvt. Ltd.,
Mhalunge, Maan and Hinjewadi,
Tal – Mulshi, Dist. Pune.

Subject : Environmental Clearance for Expansion in Proposed Integrated Township at Mhalunge, Maan and Hinjewadi Tal – Mulshi, Dist. Pune by M/s.Mhalunge Land Developers Pvt. Ltd. & M/s.Ashadan Township ventures Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/490959/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 209th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-6) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 16th May, 2025.

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

1.	Proposal Number	SIA/MH/INFRA2/490959/2024	
2.	Name of Project	Expansion in Proposed Integrated Township at Mhalunge, Maan and Hinjewadi Tal – Mulshi, Dist. Pune by Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd.	
3.	Project category	8 (b) Townships and Area Development projects.	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Ashadan Township ventures Pvt Ltd & Mhalunge Land Developers pvt Ltd.
		Regd. Office address	8 th Level, Solitaire World, Opp. Regency Classic, Mumbai- Banglore Highway, Baner, Pune.
6.	Consultant	Vk: e Environmental, Pune	
7.	Applied for	Expansion project.	
8.	Details of previous EC	Earlier EC Number: EC23B038MH176713 at 06/06/2023. Plot Area: 10,10,168 m2 TBUA: 34,15,118.72 m2	
9.	Location of the project	S.no. 39/1(P), S.no. 39/2(P), S.no. 40 (P) H no. 1(P), 2, 3, 4, S.no. 41/1(P), S.no. 41/4, S.no. 42/1, 42/2A, 2B, S.no. 42.1, 3, 4, 5, 6, 7, 8(P), 9, 10, 13, S.no. 43/1 (P), 43 H.no. 2/1, 2/2, S.no. 44 H.no. 1, 2, S.no. 45(P), S.no. 46 H.no. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, S.no. 47 H.no. 1, 2(P), 3(P) at Village Mhalunge, 187/3/A(P), 187/3/E, 187/3/F 188/1, 189/3, 189/4, 190/2, 191/1, 191/3(P), 192/1/1, 192/1/2, 192/1/3, 192/3, 193/3, 193/2, 193/4, 198/1/2, 200/3/1, 204/1, 208/4 193/5, 194, 195/1, 195/2,	

T8- D, E	LB+UB+S+P+22	69.60	A, B, C, D, E	LB+UB+S+P+22	69.60
A, B, C, D, E	UB+S+22	68.95	F, G, H	UB+S+22	68.95
F, G, H					
Sector R2			Sector R2		
A	B+LG+UG+23	69.00	A	B+LG+UG+23	69.00
B	B+LG+UG+23	69.00	B	B+LG+UG+23	69.00
C1	B+LG+UG+23	69.00	C1	B+LG+UG+23	69.00
C2	B+LG+UG+23	69.00	C2	B+LG+UG+23	69.00
D1, D2	B+LG+UG+23	66.93	D1, D2	B+LG+UG+23	69.00
E	B+LG+UG+23	66.93	E	B+LG+UG+23	66.93
F	G+1	6.00	F	B+LG+UG+23	66.93
Club House			Club House	G+1	7.60
Sector R3			Sector R3		
T1, T2, T3	G+24 Floors	75.90	T1, T2, T3	G+24 Floors	76.11
MLCP	G+5 Floors	21.00	MLCP	G+5+Club house	21.00
Sector R4			Sector R4		
T1, T2, T3	G+22 Floors	69.60	T1, T2, T3	G+22 Floors	70.11
MLCP	G+5+Club house	22.0	MLCP	G+5+Club house	22.00
Sector R5			Sector R5		
	P+30 Floors	110.20	T1	G+30	93.00
	P+30 Floors	110.20	T2	G+31	96.00
Bldg. A			MLCP	GP+7P+Club	24.50
Bldg. B			Changing Room	house	3.00
			G		
Sector R6			Sector R6		
T1	G+22 Floors	67.80	T1	LG+G+22 Floors	67.80
T2	G+22 Floors	70.80	T2	LG+G+22 Floors	70.80
T3	G+22 Floors	67.80	T3	G+22 Floors	67.80
T4	G+27 Floors	85.80	T4	G+27 Floors	85.80
MLCP	LG+UG+5	26.40	MLCP	LG+UG+5	26.40
R1	G+1	9.30	R1	G+1	9.30
Sector R7 A			Sector R7 A		
T1	G+22 Floors	69.93	T1	G+22 Floors	69.30
T2	G+22 Floors	69.93	T2	G+22 Floors	69.30
T3	G+22 Floors	69.93	T3	G+22 Floors	69.30
T4	G+22 Floors	69.93	T4	G+22 Floors	69.30
MLCP-1	LG+UG+3 Floors	21.10	MLCP-1	LG+UG+3 Floors	21.10
R1	G+1 Floor	9.30	R1	G+1 Floor	9.30
Sector R7 B			Sector R7 B		
B1	G+32 Floors	99.15	B1	G+32 Floors	99.15
B2	G+32 Floors	99.15	B2	G+32 Floors	99.15
B3	G+32 Floors	99.15	B3	G+32 Floors	99.15
B4	G+32 Floors	99.15	B4	G+32 Floors	99.15
B5	G+32 Floors	99.75	B5	G+32 Floors	99.75
MLCP-2	LG+P1+P2+P3+2	22.50	MLCP-2	LG+P1+P2+P3+P+CH	22.50
Sector R8			Sector R8		
T1	LG+32 Floors	100.50	T1	LG+32	100.5
T2	LG+32 Floors	100.50	T2	LG+32	100.5
T3	LG+32 Floors	100.50	T3	UG+32	100.5
T4	LG+32 Floors	100.50	T4	UG+32	100.5
T5	LG+32 Floors	103.50	T5	LG+UG+32	103.5
Club A	UG+P1+P2+P3+2	20.70	Club-A	UG+P1+P2+P3+2	20.7
	LG+P1+P2+P3+2	22.50	Club-B	LG+P1+P2+P3+2	22.5
	Ground	4.50	Commercial	G	4.5

Club B					
Commercial-G					
Sector R9			Sector R9		
T1, T2, T3, T4	G+2P+45	132.3	T1, T2, T3, Club House 1 Club House 2	LGP+G.P+PO.1+PO.2+38 Floors G+PO+1 floor PO-2 G floor	138.30 8.20 5.15
Sector R10			Sector R10		
T1	B+G+2P+30	104.10	T1	B+2P+31 floor	103.55
T2	B+G+2P+30	104.10	T2	B+3P+31 floor	107.75
T3	B+G+2P+30	104.10	T3	B+4P+31 floor	111.95
T4	B+G+2P+30	104.10	T4	B+4P+31 floor	115.60
T5	5P+31 floor	104.10	T5	5P+31 floor	115.75
	P+Amenity 1	8.40	C1	P+Amenity 1	8.40
C-01,	P+Amenity 1	12.60	C2	2P+Amenity 2	12.60
C-02,	P+Amenity 1	12.05	C3	P+2	12.05
C-03					
Sector R11			Sector R11		
Building A	LG+UG+22	69.70	Building A	LG+UG+22	69.70
Sector R12			Sector R12		
Building A	G+27	82.70	A	G+25	76.80
Building B	G+27	82.70	B	G+27	82.70
Building C	P+LG+UG+27	82.70	C	LG+UG+G+27	82.70
Building D	LG+UG+26	82.70	D,	LG+UG+25	79.75
Building E & F	P+P2+26	82.70	E, F	LG+UG+25	79.75
MLCP	B1+B2+G+3	15.00	MLCP+ Club House	LG+UG+G+3	12.00
Club House	G+1	8.00	Club House	Po. G+1	7.75
Sector R13			Sector R13		
BLDG - A, B, C	LP+UP+23 Floors	75.0	T1,	P.1+P.2+P.3+ E-DECK + 24 Floors	87.55
			T2,	P.1+P.2+P.3+ E-DECK + 24 Floors	83.75
			T3,	P.2+P.3+ E-DECK + 24 Floors	80.55
			T4,	P.2+P.3+ E-DECK + 24 Floors	80.55
			T5,	P.2+P.3+ E-DECK + 24 Floors	80.55
			T6,	P.1+P.2+P.3+ E-DECK + 24 Floors	83.75
			T7	P.1+P.2+P.3+ E-DECK + 24 Floors	87.55
			Commercial	RETAIL GR./P.1 + RETAIL 1/P.2	8.50
			MLCP + Club House	Floors	20.60
			1	B.P.+P.1+P.2+P.3+E-DECK+1 st	9.15
			Club House 2	G+ 1	
Sector R14			Sector R14		
BLDG - A, B, C	P+12	36.0	T1, T2, T3	G+P1+P2+P3+P4+3 9 Residential floors	129.00
			Club House	Podium +1 st floor	10.30
Sector R15			Sector R15		
BLDG - A, B, C, D	LP+UP+23 Floors	75.0	T1, T2, T3	G+P1+P2+P3+P4+3 9 Residential floors	129.00
			Club House	Podium +1 st floor	10.30
Sector R16			Sector R16		

BLDG – A, B, C	P+12 Floors	36.00	T1,T2, Club House 1 Club House 2	B+LG+UG+P1+P2+P3+37 Residential Floor Ground+01 Floor Podium +03 Floor	123.50 10.30 16.80
Sector R17			Sector R17		
BLDG - D, E	LP+UP+23 Floors	72.0	T1,T2,T3,T4,T5	B2+B1+G+P1+P2+P3+1st to 36th Floor	120.10
BLDG - F, G, H, I, J, K, L, M, N, O, P, Q	LP+UP+23 Floors	75.0	Club House Retail	Podium 3+1 st floor G+Mezz floor	10.30 6.20
Sector R18			Sector R18		
Tower- A, B	P+10 Floors	32.5	Tower- A, B	P+10 Floors	32.5
Sector R19			Sector R19		
BLDG – A, B, C, D	LG+UG+1+2+3+29 Floors	99.15	T1,T2,T3 T4 Club House	LG+UG+1+2+3+29 LG+UG+1+2+3+29 1 st + 2 nd floor (@3 rd floor)	99.15 102.15 23.05
Sector R20			Sector R20		
A Building	P+10 Floors	33.0	A Building	P+10 Floors	33.0
Sector R21			Sector R21+R27		
BLDG - A, B, C, D, E, F	P+10 Floors	33.0	T1-T7 Club House 01 Club House 02 Retail	P4+P3+P2+P1+35 G+1 G P4+P3+P2+P1	119.75 7.45 3.95 11.60
Sector R22			Sectors delete		
BLDG - A, B	G+22	69.00	-	-	-
Sector R23			Sector R23		
T1 & T2	P+S+29	95.95	T1 & T2	P+S+29	96.05
T3, T4, T5, T7, T8 & T9	LP+UP+P1+P2+P2+26	95.95	T3, T4, T5, T7, T8 & T9	P1+P2+UP+PO1+P02+26	96.05
T6	B+LP+UP+P1+P2+P2+26	95.95	T6	B+P1+P2+UP+PO1+PO2+26	96.05
			Club House 1 Club House 2	G+1 G	6.60 6.45
Sector R24			Sector R24		
Building A, B, C, D & E	LP+UP+23	75.00	A1 - 57 nos. (Bungalow)	G+2	11.25
Sector R25			Sector R25		
Building A, B, C, D & E	P+23	72.00	A1- 146 nos. (Bungalow)	G+2	11.25
Sector R26			Sector R26		
Building A	P+23	72.00	A - 44 nos. (Bungalow)	G+2	11.25
Sector R27			R27 sector merged with R21		
Building T1, T2, T3, T4, T5, & T6	P+10	33.00	-	-	-
Sector R28			Sector R28		
Building A, B, C, D & E	LP+UP+23	75.00	T1 T2 T3 Club House	P+10 P+10 P+10 G+1	33.00 33.00 33.00 6.30
Sector R29			Sector R29		
Building T1, T2, T3, T4, T5, T6 & T7	B+G+P1+P2+35	120.55	T1 T2-T5 T6-T7 Club House 01 Squash Court	GP+P1+P2+35 P1+P2+35 GP+P1+P2+35 Podium (G+1 st floor)	120.95 116.60 120.95 7.25

				Podium (P1+P2)	8.10
Sector R30			Sector R30		
Building T1, T2, T3, & T4	P+10	33.00	T1, T2 and T3 Club House 1	3B+GP+3P+35 Floors G+1	119.00 6.45
Sector E1	B+LG+UP+3 Floors	21.0	Sector E1	B+LG+UP+3 Floors	21.0
E2 Building	B+S+G+12 Floors	53.2	E2 Building	B+G+1 floor	15.00
E3 1 Building	2P+G+8 Floors	41.40	E3 Building	P+10 floor	33.00
--	--	--	E4 Building	B+G+S+12	53.20
SC-01(school) Building 1	G+3 Floors	18.00	SC-01(school) Building 1	G+3 Floors	18.00
SC-02(school) Building 1	G+7 Floors	30.00	SC-02 (school) Building 1	B+G+3 Floors	20.00
H-01 healthcare Building 1	B+G+3 Floors	15.00	H-01 healthcare Building 1	B+G+3 Floors	15.00
--	--	--	H-02 healthcare Building 2	B+G+3 Floors	15.00
P-01 Townhall Building 1	B+G+2 Floors	15.00	P-01 Townhall Building 1	B+G+2 Floors	15.00
P 02	B+G+1 Floors	15.00	P 02	B+LG+G+1st+Terrace	17.00
Markets Building	G+1 Floors	7.35	U17-Markets Building	G+1 Floors	7.35
U01 Fire station	A – G+2	12.00	U01-Fire station	A – G+2	12.00
	B – G+4	15.00		B – G+4	15.00
U01 Fire station	C – G+1	8.00		C – G+1	8.00
U02-WTP01	--	--	U18-WTP01	--	--
U03- WTP02	--	--	U03- WTP02	--	--
U04-Ele.Sub	--	--	U04-Ele.Sub	--	--
U04A-Ele.Sub			U04A-Ele.Sub		
U05-Public Parking	--	--	U05-Public Parking	--	--
U06-Ele.Sub	--	--	U06-Ele.Sub	--	--
--	--	--	U07-Ele.Sub	--	--
U08-Bus Station	--	--	U08-Bus Station	--	--
U09-Burial Ground	--	--	U09- Ele. Sub	--	--
U10-Burial Ground	--	--	U10-Burial Ground	--	--
U11-Utility	--	--	--	--	--
U12-Ele.Sub	--	--	U12-Ele.Sub	--	--
U13-Ele.Sub	--	--	U13-Ele. Sub	--	--
U14-Solid Waste Management	--	--	U14- Ele. Sub	--	--
--	--	--	U15- Land under local authority	--	--
--	--	--	U16- Land under local authority	--	--
--	--	--	U17-Community market	--	--
--	--	--	U19-Ele.Sub	--	--
22.	Total number of tenements		Residential Flats: 25,823 nos.		

		Retail Shops/ Offices: 992 nos.		
23	Total number of Population	Total: 1,41,019 users Residential 1,29,115 users Commercial & visitors 11,904 users		
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)
		Fresh Water	12,271 (12,066 + 205 for car washing)	Fresh Water 12,271 (12,066 + 205 for car washing)
		Flushing	6091	Flushing 6,091
		Recycled for landscape	1344	Recycled for landscape 00
		HVAC	181	HVAC 181
		Swimming Pool	10	Swimming Pool 10
		Total	19,897	Total 18,553
		Wastewater generation	16,340	Wastewater generation 16,340
25.	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 12,400 KLD. Firefighting - Overhead water tank: 20 KLD for each building.		
26.	Source of water	Irrigation Department, Govt. of Maharashtra.		
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-Monsoon 12 to 13 mt BGL Post Monsoon 3 to 4 mt BGL	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	244 nos. of size 2m X 1.5 m X 2m	
		Details of UGT tanks if any:	NA	
28.	Sewage and Wastewater	Sewage generation in KLD	16,340 KLD	
		STP technology:	MBBR	
		Capacity of STP KLD:	STP's total capacity of 16,570 KLD will be provided.	
	Solid Waste Management during Constn. Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	50 kg/day	The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads.
		Wet waste:	50 kg/day	
		Construction waste	100 kg/day	
30.	Solid Waste Management during Operation Phase	Type	Qty. (kg/d)	Treatment / disposal
		Dry waste:	27,563	Handed over to authorize recycler for further handling & disposal purpose.
		Wet waste:	39,910	Wet waste will be treated in onsite organic waste converter machine.
		Hazardous waste:	NA	NA
		Biomedical waste	534	Handed over to authorized recyclers for further handling & disposal purpose.
		E-Waste	402	Handed over to authorized recyclers for

				STP Sludge (dry)	1634 kg/day	Will be used as manure	further handling & disposal purpose.
31.	Green Belt Development	Total RG area (Sq.m):				2,05,276.48	
		Existing trees on plot:				2,029 nos.	
		Number of trees required to be planted				15,663 nos.	
		Number of trees to be cut:				1136 nos.	
		Number of trees to be Protected				893 nos.	
		Total No. of Proposed trees				25,569 nos.	
		Total no. of Compensatory Planation				10,906 nos..	
32.	Power requirement:	Source of power supply:				MSEDCL	
		During Construction Phase (Demand Load):				3,827.50 KVA	
		During Operation phase (Connected load):				1,67,704.18 KW	
		During Operation phase (Demand load):				1,17,369 KW	
		Transformer:				198 x 630 KVA, 16 x 315 KVA	
		DG set:				12 x 500 KVA, 25 x 320 KVA, 11 x 250 KVA, 9 x 200 KVA, 4 x 125 KVA.	
		Fuel used:				HSD	
33.	Details of Energy saving	Total Energy Saving: 19.3%					
34.	EMP budget during Construction phase	Type	Details	One Time Cost	Annual Cost		
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	---	2,88,000		
			Barricading	2,88,000	---		
			Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	1,67,200	---		
		Land	Establishment of Labour Colony and Labour Colony Toilets & Sanitation	38,75,000.00	---		
		Land Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	---	2,52,000.00		
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	---	1,17,000.00		
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	---	30,00,000.00		

		Environment Management	Environment management cell		---	17,76,000.00
			Environmental Monitoring		---	9,46,800.00
35.	Environmental Management plan Budget during Operation phase	Component		Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage Treatment Plant		Sewage Treatment Plant	5,27,43,800	5,91,88,000
		Solid Waste Management		Solid Waste Management	8,26,75,000	3,13,41,192
		Bio-medical Waste Management		Bio-medical Waste Management	--	10,00,000
		Rainwater Harvesting		Rainwater Harvesting	1,90,50,000	25,40,000
		Environmental Monitoring		Environmental Monitoring	3,19,200	
		Solar Hot water & Solar PV system		Solar Hot water & Solar PV system	31,57,04,980.58	1,94,38,461.04
		Lightening Arrester Cost		Lightening Arrester Cost	45,00,000	--
		Landscape		Development & maintenance	4,00,00,000	3,50,000
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area (Sq.m)	
		4-Wheeler	21,098	21,098	10,72,632.40	
		2-Wheeler	40,596	40,596		
		Cycles	16,191	16,191		
37.	Details of Court cases / litigations w.r.t. the project and project location if any.				No court case on land and project as per informed by project proponent	

Comparative statement details are as below:

Sr.	Description	Details as per EC received on 06/06/2023	As per proposed expansion	Remarks
1	Total Plot Area (m2)	10,10,168	10,44,175	Increased by 34,007
2	Net Plot Area (m2)	10,10,168	10,44,175	Increased by 34,007
3	FSI Area (m2)	20,03,066.90	26,68,294.40	Increased by 6,65,227.5
4	Non FSI Area (m2)	14,12,051.82	14,09,842.37	Decreased by 2,209.45
5	Total Construction (m2)	34,15,118.72	40,78,136.77	Increased by 6,63,018.05
6	Maximum Building wise Height	132.3 m	138.30 m	Increased by 6 m
7	No. of Tenements	Tenements- 25,812 Offices/ Shops- 545	Tenements- 25,823 Offices/Shops- 992.	The total number of tenements & office/shops increased.
8	No. of users	1,39,401 Nos	1,41,019 Nos.	Population Increased by 1,618 nos.
9	Domestic Water Requirement	12,147.72	12,271.00	The freshwater demand increased by 123.2 KLD.
10	Flushing Water Requirement	6,034	6,091	Increased by 57 KLD
11	Landscaping Water Requirement	1,342	1,344	Increased by 2 KLD.
12	DG Sets	1X 500 KVA, 31X 320 KVA, 7X 250 KVA, 27X 200 KVA, 1 X 125 KVA	12 X 500 KVA, 25 X 320KVA, 11 X 250 KVA, 9 X200 KVA, 4 X 125 KVA	Capacity increased.
13	Sewage Generation	16,178.00	16,340.00	The sewage generation increased by 162 KLD.

14	STP Capacity	16,410	16,570.00	Total STP capacity increased by 160 KLD.
15	Solid waste Generation (Kg/Day)	67,060	67,473	The total solid waste generation increased by 413 kg/day.

3. Proposal is an expansion of existing construction project. PP has obtained latest EC vide Letter No. EC23B038MH176713 dated 06.06.2023 for total BUA of 34,15,118.72 m². Proposal has been considered by SEIAA in its 292nd (Day-6) meeting held on 16th May, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit revised Water Supply NOC.
2. 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.
3. PP to prepare and implement plan to make proposed project a plastic free zone.
4. 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.
5. 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.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 2,05,276.48 m² on mother earth. Local planning authority to ensure the compliance 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 decided to grant EC for FSI- 26,68,354.97 m², Non FSI- 14,09,842.37m², Total BUA- 40,78,197.34 m². (Plan approval No-BMU/C. R.No.1766/23-24/Mouza Mhalunge, Maan Hinjewadi/S.No./G.No/CTS No. 39/1 and other dated 22.03.2024)

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.


Jayashree Bhoj
(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, PMRDA.
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

ANNEXURE 3A
CTE COPY

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/ORANGE/M.S.I

No:- Format1.0/CAC-CELL/UAN No.0000248061/CE/2508003560

Date: 27/08/2025

To,
M/s Mhalunge Land Developers Pvt Ltd &
Ashadan Township ventures Pvt Ltd, S.no.
39/1(P)-3(P) Mhalunge, Sr.
No.187/3/A(P)-218/1/2 at Hinjewadi, Sr.No.
49/1(P)- 52/2/F Mann, Mahahulge, Maan,
Dist Pune



Sub: Consent to Establish for expansion in integrated township Construction project under Orange Category

- Ref:**
1. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No. 0000136225/CE/2303000932 dtd 15.03.2023
 2. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No. 0000171765/CE/2309001859 dtd 25.09.2023
 3. Renewal of Consent to Operate (Part-I) vide NoFormat1.0//UAN No.0000229686/CR/2505001885 dtd 13.05.2025
 4. Renewal of Consent to Operate (Part-II) vide No - Format1.0/CAC-CELL/UAN No.0000211126/CR/2502000951 dtd 11.02.2025
 5. Renewal of Consent to Operate (Part-III) vide No Format1.0/CAC-CELL/UAN No.0000212464/CR/2502002464 dtd 27.02.2025
 6. Consent to Operate (Part-IV) vide No Format1.0//UAN No.0000167022/CO/2312001621 dtd 15.12.2023
 7. Consent to Operate (Part-V) vide No Format1.0/CAC-CELL/UAN No.0000177790/CO/2312001496 dtd 14.12.2023
 8. Consent to Operate(Part-VI) vide No Format1.0//UAN No.0000228480/CO/2505001886 dtd 13.05.2025
 9. Minutes of 5th Consent Appraisal Committee meeting of 2024-25 held on 29/07/2025

Your application NO. MPCB-CONSENT-0000248061

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 for expansion is granted for period upto commissioning of the project or 25/09/2028 whichever is earlier**
2. **The capital investment of the project is Rs.1699 Cr (Total CI is Rs 8827.37 Cr) Cr. (As per undertaking submitted by pp).**

3. **The Consent to Establish for expansion is valid for building construction project named as M/s Mhalunge Land Developers Pvt Ltd & Ashadan Township ventures Pvt Ltd, S.no. 39/1(P)-3(P) Mhalunge, Sr. No.187/3/A(P)-218/1/2 at Hinjewadi, Sr.No. 49/1(P)- 52/2/F Mann, Mahahulge, Maan, Dist Pune on Total Plot Area of 1044175 SqMtrs for total construction BUA of 40,78,197.34 SqMtrs as per specific condition of EC granted dated 12/07/2025 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC for expansion dtd. 29/08/2022	843635.00	2598306.50
2	EC for expansion dtd. 06/06/2023	843635.00	2972888.78
3	EC for expansion dtd. 12/07/2025	1044175.00	4078197.34
4	Consent to Establish for expansion dtd 15/03/2023	843635.00	2598306.50
5	Consent to Establish for expansion dtd 25/09/2023	843635.00	2972888.78
6	Renewal of Consent to Operate (Part-I) dtd 13/05/2025	843635.00	31783.89
7	Renewal of Consent to Operate (Part-II) dtd 11/02/2025	843635.00	60201.90
8	Renewal of Consent to Operate (Part-III) dtd 27/02/2025	843635.00	57923.11
9	Consent to Operate (Part-IV) dtd 15/12/2023	843635.00	109751.90
10	Consent to Operate (Part-V) dtd 14/12/2023	843635.00	306003.05
11	Consent to Operate (Part-VI) dtd 13/05/2025	843635.00	169807.07

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
2.	Domestic effluent	16340	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-12	DG Set-12 X 500 KVA	12	As per Schedule -II
S-13 to S-37	DG Set-25 X 320 KVA	25	As per Schedule -II
S-38 to S-48	DG Set-11 x 250 KVA	11	As per Schedule -II
S-49 to S-57	DG Set-9 X 200 KVA	9	As per Schedule -II
S-58 to S-61	DG Set-4 X 125 KVA	4	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	27563 Kg/Day	Will be Handed over to Municipal Corporation for further handling & disposal purpose	Will be Handed over to Municipal Corporation for further handling & disposal purpose
2	Wet Waste	39910 Kg/Day	Will be treated in OWC	Will be treated in OWC
3	E- Wastw	402 Kg/Day	Sent to authorized recycler	Sent to authorized recycler
4	STP- Sludge	1634 Kg/Day	Dried sludge disposal - Bio Manure	Dried sludge disposal - Bio Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated 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.
12. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. This consent is issued with overriding effect on earlier Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No 0000171765/CE/2309001859 dtd 25.09.2023
17. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/490959/2024 dtd 12/07/2025 for Construction project on Total Plot Area of 1044175 SqMtrs & Total Construction BUA of 40,78,197.34 SqMtr as per specific condition
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.

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.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3398000.00	MPCB-DR-34601	10/06/2025	NEFT

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



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Signed by: Dr. Avinash Dhakne

Member Secretary

For and on behalf of,

Maharashtra Pollution Control Board

ms@mpcb.gov.in

2025-08-27 10:04:18 IST



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 **16570 CMD for treatment of domestic effluent of 16340 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	19897.00
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	NA

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-12	DG Set-12 X 500 KVA	Acoustic Enclosure	4.50	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day
S-13 to S-37	DG Set-25 X 320 KVA	Acoustic Enclosure	4.00	HSD 64 Ltr/Hr	1	SO ₂	30.72 Kg/Day
S-38 to S-48	DG Set-11 x 250 KVA	Acoustic Enclosure	3.50	HSD 50 Ltr/Hr	1	SO ₂	24 Kg/Day
S-49 to S-57	DG Set-9 X 200 KVA	Acoustic Enclosure	4.00	HSD 40 Ltr/Hr	1	SO ₂	19.2 Kg/Day
S-57 to S-61	DG Set-4 X 125 KVA	Acoustic Enclosure	3.00	HSD 20 Ltr/Hr	1	SO ₂	9.6 Select

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish(Expansion)	Rs 25 Lakhs	Existing/Extend	Compliance of Consent Conditions & EC Conditions	Upto Commissioning of the Project	Upto Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



ANNEXURE 3B
CTO COPY

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//UAN No.0000229686/CR/2505001885

Date: 13/05/2025

To,
M/s. Mhalunge Land Developers Pvt. Ltd.
& Ashadan Township ventures Pvt. Ltd.
(Part) for Sector- Alpine R-1.,40 to 47
(P),187 (P) to 218 (P), 49(P) to 52/2F,
Maan, Mhalunge, Hinjewadi, Tal Mulshi,
Dist Pune



Sub: Renewal of Consent to Operate(Part-I) for integrated township Construction project under Red Category

- Ref:**
1. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No. 0000136225/CE/2303000932 dtd 15.03.2023
 2. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No 0000171765/CE/2309001859 dtd 25.09.2023
 3. Consent to Operate (Part-I) vide No Format1.0/CAC-CELL/UAN No.0000149635/ CO/2311001931 dtd 23.11.2023
 4. Renewal of Consent to Operate (Part-II) vide No - Format1.0/CAC-CELL/UAN No.0000211126/CR/2502000951 dtd 11.02.2025
 5. Renewal of Consent to Operate (Part-III) vide No Format1.0/CAC-CELL/UAN No.0000212464/CR/2502002464 dtd 27.02.2025
 6. Consent to Operate (Part-IV) vide No Format1.0//UAN No.0000167022/CO/ 2312001621 dtd 15.12.2023
 7. Consent to Operate (Part-V) vide No Format1.0/CAC-CELL/UAN No.0000177790/CO/ 2312001496 dtd 14.12.2023
 8. Minutes of 1st Consent Appraisal Committee Meeting of 2025-26 held on 16/04/2025
 9. Renewal of Consent to Operate(Part-I) granted vide No Format1.0/CAC-CELL/UAN No.0000229686/CR/2505000967 dtd 07/05/2025

Your application NO. MPCB-CONSENT-0000229686

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to Operate (Part-I) is granted for period up to 31/10/2027**
2. **The capital investment of the project is Rs.109.09 Cr. (As per C.A Certificate submitted by industry).**

3. **The Renewal of Consent to Operate (Part-I) is valid for construction project named as M/s. Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd. (Part) for Sector- Alpine R-1.,40 to 47 (P),187 (P) to 218 (P), 49(P) to 52/2F, Maan, Mhalunge, Hinjewadi, Tal Mulshi, Dist Pune on Total Plot Area of 8,43,635 SqMtrs for Part-I total construction BUA of 31783.89 SqMtrs out of Total Construction BUA of 29,72,888.78 SqMtrs as per EC granted dated 06/06/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC for expansion dtd 29/08/2022	843635.00	2598306.50
2	EC for expansion dtd 06/06/2023	843635.00	2972888.78
3	Consent to Establish for expansion dtd 15/03/2023	843635.00	2598306.50
4	Consent to Establish for expansion dtd 25/09/2023	843635.00	2972888.78
5	Consent to Operate (Part-I) dtd 23/11/2023	843635.00	31783.89
6	Renewal of Consent to Operate (Part-II) dtd 11/02/2025	843635.00	60201.90
7	Renewal of Consent to Operate (Part-III) dtd 27/02/2025	843635.00	57923.11
8	Consent to Operate (Part-IV) dtd 15/12/2023	843635.00	109751.90
9	Consent to Operate (Part-V) dtd 14/12/2023	843635.00	306003.05

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
2.	Domestic effluent	130	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

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

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	321 Kg/Day	Composting	As Manure
2	Non- Biodegradable Waste	241 Kg/Day	Segregation	Sent to Authorized contractor
3	STP Sludge	20 Kg/Day	Drying	As Manure

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

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

8. 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. 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 utilized on land for gardening.
11. Project Proponent shall operate Organic waste digester with composting facility or biodigester with composting facility effectively.
12. This consent is issued with overriding effect on earlier Renewal of Consent to Operate(Part-I) granted vide No Format1.0/CAC-CELL/UAN No.0000 229686/CR/2505000967 dtd 07/05/2025
13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/416463/2023 dtd 06.06.2023 for construction project on total plot area of 8,43,635 SqMtr and total construction BUA of 29,72,888.78 SqMtrs as per specific condition.

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
2025-05-13 22:57:30 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	654540.00	MPCB-DR-31299	10/01/2025	RTGS

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **160 CMD for treatment of domestic effluent of 130 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	141.00
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-250 kVA	Acoustic Enclosure	3.00	HSD 40 Ltr/Hr	1	SO ₂	19.2 Kg/Day

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

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



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of C to O(Part-I)	Rs 25 Lakhs	Existing/Extend	Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	31.10.2026	31.10.2027

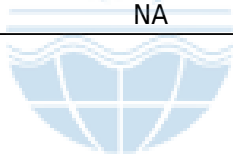
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

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

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000177790/CO/2312001496

Date: 14/12/2023

To,
Mhalunge Land Developers Pvt Ltd &
Ashadan Township ventures Pvt Ltd., S.no.
40 (P), S.no. 41(P), S.no. 42 (P), S.no. 43
(P), S.no. 44 (P), S.no. 45(P), S.no. 46 (P),
S.no. 47 (P), at Village Mhalunge, 187(P),
188/1, 189/3/4, 190/2, 191(P),191/3(P),
192/1/1, 192/1/2, 192/1/3, 192/3, 193/3,
193/5, 194,195/1,195/2, 196/3, 198/1/1,
199/1, 199/2, 199/3, 199/4, 200/1/1(P),
200/1/2, 200/1, 200/3/2, 201/1, 201/2,
201/3, 201/4, 202(P), 203/1, 203/2, 203/3,
203/4, 204/2(P), 204/3, 204/4, 204/5,
204/6, 205/1, 205/2, 206/1, 206/2/2,
206/2/3, 207,208/1(P), 208/2/2(P), 208/5,
208/6/1(P) 208/6/3, 216/1, 216/2, 216/3(P),
217/1(P), 218/1/1, 218/1/2 at Village
Hinjewadi And 49/1 (P), 50/1A, 50/2A,
52/2A, 52/2C, 52/2D, 52/2E, 52/2F at
Village Mann, Tal. Mulshi, Dist. Pune.



Sub: Grant of 1st Consent to Operate (Part-V) for Sector-R-1 Leonara, Sector-R-2 Belair, Sector-E-01 of Integrated Township project under Red/LSI Category.

- Ref:**
1. Environmental Clearance accorded for Mahalunge Township project by River View Properties Pvt Ltd vide letter No. SEAC-2009/CR.71/TC.2 dtd. 14/12/2009.
 2. Consent to Establish for Township project accorded by the Board vide letter No. BO/RO(P&P)/EIC No. PN-6231-10/E/CC-225 dtd. 17/06/2010.
 3. Environmental Clearance for Expansion in proposed integrated township project accorded by Env. Dept, GoM vide letter SIA/MH/INFRA2/416463/2023 dtd. 06/06/2023.
 4. Minutes of Consent Appraisal Committee meeting held on 24/11/2023.

Your application NO. MPCB-CONSENT-0000177790

For: Grant of 1st Consent to Operate (Part-V) under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **1st Consent to Operate (Part-V) is granted up to 30/11/2025.**
2. **The capital investment of the project is Rs.1268.03 Cr. (As per C.A Certificate submitted by industry).**

3. **The 1st Consent to Operate (Part-V) is valid for Sector-R-1 Leonara, Sector-R-2 Belair, Sector-E-01 of Integrated Township project named as Mhalunge Land Developers Pvt Ltd & Ashadan Township ventures Pvt Ltd., S.no. 40 (P), S.no. 41(P), S.no. 42 (P), S.no. 43 (P), S.no. 44 (P), S.no. 45(P), S.no. 46 (P), S.no. 47 (P), at Village Mhalunge, 187(P), 188/1, 189/3/4, 190/2, 191(P),191/3(P), 192/1/1, 192/1/2, 192/1/3, 192/3, 193/3, 193/5, 194,195/1,195/2, 196/3, 198/1/1, 199/1, 199/2, 199/3, 199/4, 200/1/1(P), 200/1/2, 200/1, 200/3/2, 201/1, 201/2, 201/3, 201/4, 202(P), 203/1, 203/2, 203/3, 203/4, 204/2(P), 204/3, 204/4, 204/5, 204/6, 205/1, 205/2, 206/1, 206/2/2, 206/2/3, 207,208/1(P), 208/2/2(P), 208/5, 208/6/1(P) 208/6/3, 216/1, 216/2, 216/3(P), 217/1(P), 218/1/1, 218/1/2 at Village Hinjewadi And 49/1 (P), 50/1A, 50/2A, 52/2A, 52/2C, 52/2D, 52/2E, 52/2F at Village Mann, Tal. Mulshi, Dist. Pune on Total Plot Area of 8,43,635 SqMtrs for Construction BUA of 3,06,003.05 SqMtrs out of Total Construction BUA of 29,72,888.78 SqMtrs as per EC granted dated 06/06/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	C to E- dtd. 17/06/2010	425971.00	212985.00
2	Revalidation of C to E- dtd. 30/01/2018	425971.00	171439.42
3	C to E (Revaild) - dtd. 08/05/2020	418297.00	1268883.00
4	EC - dtd. 14/12/2009	425971.00	212985.00
5	Amend EC - dtd. 19/01/2019	418297.00	1268883.00
6	EC for Exp- dtd. 29/08/2022	843653.00	2598306.50
7	C to E for Exp- dtd. 15/03/2023	843653.00	2598306.50
8	EC for Exp- dtd. 06/06/2023	843653.00	2972888.78

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	1877.78	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	DG Sets of 250 kVA x 03	02	As per Schedule -II
S-4	DG Set of 380 kVA	01	As per Schedule -II
S-5 to S-7	DG Sets of 500 kVA x 03	03	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	4664 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	3193 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	52.52 Kg/Day	Drying	Used as Manure.

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	34.30	Kg/Day	Handed over to Auth. Vendor.

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
- The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
- PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
- PP shall extend existing BG of Rs. 25 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.



Avinash

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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-12-14 16:05:31 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	5072120.00	MPCB-DR-20982	30/08/2023	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 1877.78 CMD with MBBR technology for the treatment of 1877.78 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2086.42
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-3	DG Sets of 250 kVA x 03	Acoustic Enclosure	30.00	HSD 150 Ltr/Hr	1	SO ₂	72 Kg/Day
S-4	DG Set of 380 kVA	Acoustic Enclosure		HSD 175 Ltr/Hr	1	SO ₂	84 Kg/Day
S-5 to S-7	DG Sets of 500 kVA x 03	Acoustic Enclosure		HSD 600 Ltr/Hr	1	SO ₂	288 Kg/Day

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	1st Consent to Operate (Part-V)	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	31/05/2026

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

- f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 13 The treated sewage shall be disinfected using suitable disinfection method.
 - 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000249250/CR/2510000660

Date: 08/10/2025

To,
Mhalunge Land Developers Pvt Ltd & Ashadan
Township ventures Pvt Ltd., S.no. 40 (P), S.no.
41(P), S.no. 42 (P), S.no. 43 (P), S.no. 44 (P), S.no.
45(P), S.no. 46 (P), S.no. 47 (P), at Village
Mhalunge, 187(P), 188/1, 189/3/4, 190/2,
191(P),191/3(P), 192/1/1, 192/1/2, 192/1/3, 192/3,
193/3, 193/5, 194,195/1,195/2, 196/3, 198/1/1,
199/1, 199/2, 199/3, 199/4, 200/1/1(P), 200/1/2,
200/1, 200/3/2, 201/1, 201/2, 201/3, 201/4, 202(P),
203/1, 203/2, 203/3, 203/4, 204/2(P), 204/3, 204/4,
204/5, 204/6, 205/1, 205/2, 206/1, 206/2/2,
206/2/3,207,208/1(P),208/2/2(P),208/5,208/6/1(P)
208/6/3,216/1,216/2, 216/3(P), 217/1(P), 218/1/1,
218/1/2 at Village Hinjewadi And
49/1(P),50/1A,50/2A,52/2A,52/2C,52/2D,52/2E,52/2F
at Village Mann, Tal. Mulshi, Dist. Pune.



Sub: Renewal of Consent to Operate(Part-II) for integrated township Construction project under Orange Category

- Ref:**
1. Consent to Establish for Expansion vide letter Format1.0/CAC-CELL/UAN No. 0000136225/CE/2303000932 dtd. 15/03/2023.
 2. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No.0000171765/CE/2309001859 dtd 25.09.2023
 3. Consent to Operate (Part-I) vide No Format1.0/CAC-CELL/UAN No.0000149635/ CO/2311001931 dtd 23.11.2023
 4. Consent to Operate (Part-II) vide No Format1.0/CAC-CELL/UAN No.0000132717/ CO/2307000441 dtd 08.07.2023
 5. Consent to Operate (Part-III) vide No Format1.0/CAC-CELL/UAN No.0000132720/ CO/2307000440 dtd 08.07.2023
 6. Consent to Operate (Part-IV) vide No Format1.0//UAN No.0000167022/CO/ 2312001621 dtd 15.12.2023
 7. Consent to Operate (Part-V) vide No Format1.0/CAC-CELL/UAN No.0000177790/CO/ 2312001496 dtd 14.12.2023
 8. Consent to Operate(Part-VI) vide No Format1.0//UAN No.0000229686/ CR/2505001885 dtd 13.05.2025
 9. Consent to Operate(Part-VII) vide No Format1.0/CAC-CELL/UAN No. 0000238541/CO/2509000743 dtd 09/09/2025
 10. Minutes of 9th Consent Appraisal Committee meeting of 2025-26 held on 23.09.2025

Your application NO. MPCB-CONSENT-0000249250

For: Grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to Operate (Part-II) is granted up to 31/05/2027**
2. **The capital investment of the project is Rs.323.45 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate(Part-II) is valid for building construction project named as M/s Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd.,40-47, Mahalunge, Tal Mulshi, Dist Pune on Total Plot Area of 8,43,635.00 SqMtrs for Part-II total construction BUA of 60,201.90 SqMtrs out of Total Construction BUA of 25,98,306.50 SqMtrs as per EC granted dated 29/08/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance (Expansion) dtd 29.08.2022	843635.00	2598306.50
2	Consent to Establish for Expansion dtd 15.03.2023	843635.00	212985.00
3	Environmental Clearance dtd 06.06.2023	1010168.00	2972888.78
4	Consent to Establish for Expansion dtd 25.09.2023	843635.00	2972888.78
5	Consent to Operate(Part-I) dtd 23.11.2023	843635.00	31783.89
6	Consent to Operate(Part-II) dtd 08.07.2023	843635.00	60201.90
7	Consent to Operate(Part-III) dtd 08.07.2023	843635.00	57923.11
8	Consent to Operate(Part-IV) dtd 15.12.2023	843635.00	109751.90
9	Consent to Operate(Part-V) dtd 14.12.2023	843635.00	306003.05
10	Consent to Operate(Part-VI) dtd 13.05.2025	1010168.00	169807.07
11	Consent to Operate(Part-VII) dtd 09.09.2025	1010168.00	24121.01

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	375	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 625 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	845 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	548 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	28 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocessor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	5.00	Kg/Day	Handed over to Auth. Vendor.

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. PP shall properly operate STP to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
12. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
13. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall comply with the conditions of EC for expansion vide No SIA/MH/INFRA2/416463/2023 dtd 06.06.2023 for construction project on total plot area of 1010168 SqMtr and total construction BUA of 29,72,888.78 SqMtrs as per specific condition

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
2025-10-08 12:23:08 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	646900.00	MPCB-DR-36028	18/08/2025	RTGS
2	210021.00	MPCB-DR-36879	26/09/2025	RTGS

PP has paid Rs 210021 as penal fees.

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 390 CMD with MBBR technology for the treatment of 375 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	454.00
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	

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 625 kVA	Acoustic Enclosure	30.00	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day

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

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



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of C to O (Part-II)	Rs. 25 Lacs	Existing/Extend	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	31/05/2027	31/05/2028

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

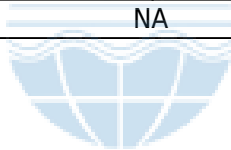
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

- f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 13 The treated sewage shall be disinfected using suitable disinfection method.
 - 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000212464/CR/2502002464

Date: 27/02/2025

To,
Mhalunge Land Developers Pvt Ltd &
Ashadan Township ventures Pvt Ltd., S.no.
40 (P), to 47 (P), at Village Mhalunge,
187(P), 188/1, 189/3/4, 190/2, 191(P),
191/3(P), 192/1/1, 192/1/2, 192/1/3, 192/3,
193/3, 193/5, 194,195/1,195/2, 196/3,
198/1/1, 199/1, 199/2, 199/3, 199/4,
200/1/1(P), 200/1/2, 200/1, 200/3/2, 201/1,
201/2, 201/3, 201/4, 202(P), 203/1, 203/2,
203/3, 203/4, 204/2(P), 204/3, 204/4,
204/5, 204/6, 205/1, 205/2, 206/1, 206/2/2,
206/2/3, 207, 208/1(P), 208/2/2(P), 208/5,
208/6/1(P) 208/6/3, 216/1, 216/2, 216/3(P),
217/1(P), 218/1/1, 218/1/2 at Village
Hinjewadi And 49/1(P), 50/1A, 50/2A,
52/2A, 52/2C, 52/2D, 52/2E, 52/2F at
Village Mann, Tal. Mulshi, Dist. Pune.



Sub: Renewal of Consent to Operate (Part-III) for sector-R-4 of integrated township Construction project under Red category

- Ref:
1. Consent to Establish for Expansion vide letter Format1.0/CAC-CELL/UAN No. 0000136225/CE/2303000932 dtd. 15/03/2023.
 2. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No.0000171765/CE/2309001859 dtd 25.09.2023
 3. Consent to Operate (Part-III) vide No Format1.0/CAC-CELL/UAN No.0000132720/ CO/2307000440 dtd 08.07.2023
 4. Minutes of 15th Consent Appraisal Committee meeting held on 24.01.2025

Your application NO. MPCB-CONSENT-0000212464

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to Operate(Part-III) is granted for period upto 30.06.2027**
2. **The capital investment of the project is Rs.290.60 Cr. (As per C.A Certificate submitted by industry).**

3. **The Renewal of Consent to Operate(Part-III) is valid for construction project named as Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd., S.no. 40 (P), 41(P), 42 (P), 43 (P), S.no. 44 (P), 45(P), 46 (P), 47 (P), at Village Mhalunge, 187(P), 188/1, 189/3/4, 190/2, 191(P),191/3(P), 192/1/1, 192/1/2, 192/1/3, 192/3, 193/3, 193/5, 194,195/1,195/2, 196/3, 198/1/1, 199/1, 199/2, 199/3, 199/4, 200/1/1(P), 200/1/2, 200/1, 200/3/2, 201/1, 201/2, 201/3, 201/4, 202(P), 203/1, 203/2, 203/3, 203/4, 204/2(P), 204/3, 204/4, 204/5, 204/6, 205/1, 205/2, 206/1, 206/2/2, 206/2/3, 207, 208/1(P) ,208/2/2(P), 208/5, 208/6/1(P) 208/6/3, 216/1, 216/2, 216/3(P), 217/1(P), 218/1/1, 218/1/2 at Village Hinjewadi And 49/1(P), 50/1A, 50/2A, 52/2A, 52/2C, 52/2D, 52/2E, 52/2F at Village Mann, Mulshi, Pune on Total Plot Area of 8,43,635.00 SqMtrs for construction BUA of 57,923.11 SqMtrs out of Total Construction BUA of 2972888.78 SqMtrs as per EC granted dated 06.06.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance (Expansion) dtd 29.08.2022	843635.00	2598306.50
2	Consent to Establish for Expansion dtd 15.03.2023	843635.00	212985.00
3	Environmental Clearance dtd 06.06.2023	1010168.00	2972888.78
4	Consent to Establish for Expansion dtd 25.09.2023	843635.00	2972888.78
5	Consent to Operate(Part-I) dtd 23.11.2023	843635.00	31783.89
6	Consent to Operate(Part-II) dtd 08.07.2023	843635.00	60201.90
7	Consent to Operate(Part-III) dtd 08.07.2023	843635.00	57923.11
8	Consent to Operate(Part-IV) dtd 15.12.2023	843635.00	109751.90
9	Consent to Operate(Part-V) dtd 14.12.2023	843635.00	306003.05

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	342	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 500 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	784 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	497 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	28 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocessor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	4.30	Kg/Day	Handed over to Auth. Vendor.

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. PP shall properly operate STP to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
12. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
13. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall comply with the conditions of EC for expansion vide No SIA/MH/INFRA2/416463/2023 dtd 06.06.2023 for construction project on total plot area of 1010168 SqMtr and total construction BUA of 29,72,888.78 SqMtrs as per specific condition

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.



Avinash

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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-02-27 21:45:23 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1743600.00	MPCB-DR-28576	16/08/2024	RTGS
2	125000.00	MPCB-DR-31240	06/01/2025	NEFT
3	142975.00	MPCB-DR-31238	06/01/2025	NEFT
4	358356.00	MPCB-DR-31529	20/01/2025	RTGS

PP has paid Rs 125000 as fees on increased CI & 142975 as penal fees and Rs 358356 as 12 % interest on increased CI

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 390 CMD with MBBR technology for the treatment of 375 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	424.00
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	

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 500 kVA	Acoustic Enclosure	4.50	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day

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

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



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of C to O (Part-III)	Rs. 25 Lacs	Existing/Extend	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Continious	30.06.2028

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

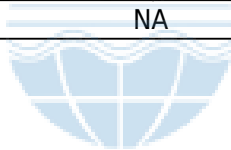
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

- f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 13 The treated sewage shall be disinfected using suitable disinfection method.
 - 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



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/ORANGE/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000219007/CR/2509001187

Date: 11/09/2025

To,
M/s Mhalunge Land Developers Pvt Ltd &
Ashadan Township ventures Pvt Ltd.,
Village Hinjewadi and Village Mann, Tal.
Mulshi, Dist. Pune.



Sub: Renewal of Consent to Operate(Part-IV) for integrated township Construction project under Orange Category

- Ref:**
1. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No. 0000136225/CE/2303000932 dtd 15.03.2023
 2. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No. 0000171765/CE/2309001859 dtd 25.09.2023
 3. Renewal of Consent to Operate (Part-I) vide No Format1.0//UAN No.0000229686/CR/2505001885 dtd 13.05.2025
 4. Renewal of Consent to Operate (Part-II) vide No - Format1.0/CAC-CELL/UAN No.0000211126/CR/2502000951 dtd 11.02.2025
 5. Renewal of Consent to Operate (Part-III) vide No Format1.0/CAC-CELL/UAN No.0000212464/CR/2502002464 dtd 27.02.2025
 6. Consent to Operate (Part-IV) vide No Format1.0//UAN No.0000167022/CO/2312001621 dtd 15.12.2023
 7. Consent to Operate (Part-V) vide No Format1.0/CAC-CELL/UAN No.0000177790/CO/2312001496 dtd 14.12.2023
 8. Consent to Operate (Part-VI) vide No Format1.0//UAN No.0000228480/CO/2505001886 dtd 13/05/2025
 9. Minutes of 6th Consent Appraisal Committee meeting held on 14/08/2025.

Your application NO. MPCB-CONSENT-0000219007

For: Grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to Operate (Part-IV) is granted for period upto up to 30/11/2026**
2. **The capital investment of the project is Rs.839.94 Cr. (As per C.A Certificate submitted by industry).**

3. **The Renewal of Consent to Operate(Part-IV) is valid for building construction project named as M/s. Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd., 40 to 47 (P),187 (P) to 218 (P), 49(P) to 52/2F, Mahalunge, Tal Mulshi, Dist Pune on Total Plot Area of 8,43,635.00 SqMtrs for construction BUA of 1,09,751.9 SqMtrs out of Total Construction BUA of SqMtrs as per EC granted dated including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	C to E- dtd. 17/06/2010	425971.00	212985.00
2	Revalidation of C to E- dtd. 30/01/2018	425971.00	171439.42
3	C to E (Revaild) - dtd. 08/05/2020	418297.00	1268883.00
4	EC - dtd. 14/12/2009	425971.00	212985.00
5	Amend EC - dtd. 19/01/2019	418297.00	1268883.00
6	EC for Exp- dtd. 29/08/2022	843653.00	2598306.50
7	C to E for Exp- dtd. 15/03/2023	843653.00	2598306.50
8	EC for Exp- dtd. 06/06/2023	843653.00	2972888.78
9	C to E for Exp- dtd. 25/09/2023	843653.00	2972888.78
10	Renewal of Consent to Operate (Part-I) dtd 13/05/2025	843653.00	31783.89
11	Renewal of Consent to Operate (Part-II) dtd 11/02/2025	843653.00	60201.90
12	Renewal of Consent to Operate (Part-III) dtd 27/02/2025	843653.00	57923.11
13	Consent to Operate (Part-IV) dtd 15/12/2023	843653.00	109751.90
14	Consent to Operate (Part-V) dtd 14/12/2023	843653.00	306003.05
15	Consent to Operate (Part-VI) dtd 13/05/2025	843653.00	169807.07

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	900	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets of 750 kVA x 02	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	3020 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	4415 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	100 Kg/Day	Drying	Used as Manure.

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	22.00	Kg/Day	Handed over to Auth. Vendor.

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
12. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
13. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/416463/2023 dtd 06.06.2023 for construction project on total plot area of 8,43,635 SqMtr and total construction BUA of 29,72,888.78 SqMtrs as per specific condition

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.



Avinash

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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-09-11 22:25:44 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1679880.00	MPCB-DR-32836	24/03/2025	RTGS
2	793916.00	MPCB-DR-36448	09/09/2025	RTGS
3	15000.00	MPCB-DR-36448 A	09/09/2025	RTGS

PP has paid Rs 793916 as penal fees and Rs 15000 for increased CI

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 953 CMD with MBBR technology for the treatment of 900 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	947.00
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	

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

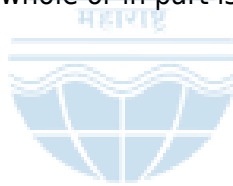
- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 & S-2	DG Sets of 750 kVA x 02	Acoustic Enclosure	30.00	HSD 250 Ltr/Hr	1	SO ₂	120 Kg/Day

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

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



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate (Part-IV)	Rs. 25 Lakhs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	30/11/2026	30/11/2027

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

- f) D.G. Set shall be operated only in case of power failure.
- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



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//UAN No.0000228480/CO/2505001886

Date: 13/05/2025

To,
M/s. Mhalunge Land Developers Pvt Ltd
and Ashadan Township ventures Pvt. Ltd.
(Sector R10), S No. 41/4, 41/1P, Mhalunge,
Tal Mulshi, Dist Pune



Sub: Consent to Operate (Part-VI-Sector-10) for integrated township Construction project under Red Category

- Ref:**
1. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No. 0000136225/CE/2303000932 dtd 15.03.2023
 2. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No 0000171765/CE/2309001859 dtd 25.09.2023
 3. Consent to Operate (Part-I) vide No Format1.0/CAC-CELL/UAN No.0000149635/ CO/2311001931 dtd 23.11.2023
 4. Renewal of Consent to Operate (Part-II) vide No - Format1.0/CAC-CELL/UAN No.0000211126/CR/2502000951 dtd 11.02.2025
 5. Renewal of Consent to Operate (Part-III) vide No Format1.0/CAC-CELL/UAN No.0000212464/CR/2502002464 dtd 27.02.2025
 6. Consent to Operate (Part-IV) vide No Format1.0//UAN No.0000167022/CO/ 2312001621 dtd 15.12.2023
 7. Consent to Operate (Part-V) vide No Format1.0/CAC-CELL/UAN No.0000177790/CO/ 2312001496 dtd 14.12.2023
 8. Minutes of 1st Consent Appraisal Committee Meeting of 2025-26 held on 16/04/2025
 9. Consent to Operate (Part-VI-Sector-10) granted vide No Format1.0/CAC-CELL/UAN No.0000228480/CO/2505000964 dtd 07/05/2025

Your application NO. MPCB-CONSENT-0000228480

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Operate (Part-VI) is granted for period up to 31/03/2028**
2. **The capital investment of the project is Rs.592.70 Cr. (As per C.A Certificate submitted by industry).**

3. **The Consent to Operate (Part-VI) is valid for construction project named as M/s. Mhalunge Land Developers Pvt Ltd and Ashadan Township ventures Pvt. Ltd. (Sector R10), S No. 41/4, 41/1P, Mhalunge, Tal Mulshi, Dist Pune on Total Plot Area of 23103.00 SqMtrs for Part-VI total construction BUA of 1,69,807.07 SqMtrs out of Total Construction BUA of 2972888.78 SqMtrs as per EC granted dated 06/06/2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC for expansion dtd 29/08/2022	843635.00	2598306.50
2	EC for expansion dtd 06/06/2023	843635.00	2972888.78
3	Consent to Establish for expansion dtd 15/03/2023	843635.00	2598306.50
4	Consent to Establish for expansion dtd 25/09/2023	843635.00	2972888.78
5	Consent to Operate (Part-I) dtd 23/11/2023	843635.00	31783.89
6	Renewal of Consent to Operate (Part-II) dtd 11/02/2025	843635.00	60201.90
7	Renewal of Consent to Operate (Part-III) dtd 27/02/2025	843635.00	57923.11
8	Consent to Operate (Part-IV) dtd 15/12/2023	843635.00	109751.90
9	Consent to Operate (Part-V) dtd 14/12/2023	843635.00	306003.05

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
2.	Domestic effluent	725.36	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-5	DG Set-5 X 400 KVA	05	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	1432 Kg/Day	Composting	As Manure
2	Non- Biodegradable Waste	955 Kg/Day	Segregation	Sent to Authorized contractor
3	STP Sludge	60.22 Kg/Day	Drying	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	13.08	Kg/Day	To Authorized Dismantler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. 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 utilized on land for gardening.
12. Project Proponent shall operate Organic waste digester with composting facility or biodigester with composting facility effectively.
13. This consent is issued with overriding effect on earlier Consent to Operate (Part-VI-Sector-10) granted vide No Format1.0/CAC-CELL/UAN No.0000 228480/CO/2505000964 dtd 07/05/2025
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/416463/2023 dtd 06.06.2023 for construction project on total plot area of 8,43,635 SqMtr and total construction BUA of 29,72,888.78 SqMtrs as per specific condition.



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.



Avinash

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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-05-13 22:58:51 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3556200.00	MPCB-DR-31356	10/01/2025	RTGS

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **765 CMD for treatment of domestic effluent of 725.36 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	805.95
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-5	DG Sets-5 X 400 kVA	Acoustic Enclosure	4.00	HSD 64 Ltr/Hr	1	SO ₂	30.71 Kg/Day

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to O(Part-VI)	Rs 25 Lakhs	Existing/Extend	Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	31/03/2028	31/03/2029

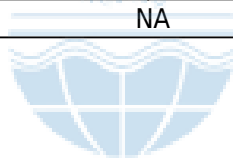
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

- f) D.G. Set shall be operated only in case of power failure.
- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



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/ORANGE/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000238541/CO/2509000743

Date: 09/09/2025

To,
M/s Mhalunge Land Developers Pvt. Ltd. &
Ashadan Township ventures Pvt. Ltd.,
Social Housing sector R-11 40-47,
Mhalunge 49-52 Maan 187-218 Hinjewadi,
Tal Mulshi, Dist Pune



Sub: Consent to Operate(Part-VII) for integrated township Construction project under Orange Category

- Ref:**
1. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No. 0000136225/CE/2303000932 dtd 15.03.2023
 2. Consent to Establish for expansion vide no. Format1.0/CAC-CELL/UAN No. 0000171765/CE/2309001859 dtd 25.09.2023
 3. Renewal of Consent to Operate (Part-I) vide No Format1.0//UAN No.0000229686/CR/2505001885 dtd 13.05.2025
 4. Renewal of Consent to Operate (Part-II) vide No - Format1.0/CAC-CELL/UAN No.0000211126/CR/2502000951 dtd 11.02.2025
 5. Renewal of Consent to Operate (Part-III) vide No Format1.0/CAC-CELL/UAN No.0000212464/CR/2502002464 dtd 27.02.2025
 6. Consent to Operate (Part-IV) vide No Format1.0//UAN No.0000167022/CO/2312001621 dtd 15.12.2023
 7. Consent to Operate (Part-V) vide No Format1.0/CAC-CELL/UAN No.0000177790/CO/2312001496 dtd 14.12.2023
 8. Consent to Operate(Part-VI) vide No Format1.0//UAN No.0000228480/CO/2505001886 dtd 13.05.2025
 9. Minutes of 7th Consent Appraisal Committee Meeting of 2025-26 held on 25/08/2025

Your application NO. MPCB-CONSENT-0000238541

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Operate (Part-VII) is granted for period up to 31/07/2027**
2. **The capital investment of the project is Rs.69.11 Cr. (As per C.A Certificate submitted by industry).**

3. **The Consent to Operate (Part-VII) is valid for building construction project named as Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd., Social Hosing sector R-11 40-47, Mhalunge 49-52 Maan 187-218 Hinjewadi, Tal Mulshi, Dist Pune on Total Plot Area of 6576 out of 1010168 SqMtrs for completed Part-VII total construction BUA of 24121.01 SqMtrs out of Total Construction BUA of 29,72,888.78 SqMtrs as per specific condition of EC dated 06/06/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC for expansion dtd 29.08.2022	843635.00	2598306.50
2	Consent to Establish for expansion dtd 15.03.2023	843635.00	2598306.50
3	EC for expansion dtd 06.06.2023	1010168.00	2972888.78
4	Consent to Establish for expansion dtd 25.9.2023	843635.00	2972888.78
5	Renewal of Consent to Operate (Part-I) dtd 13.05.2025	843635.00	31783.89
6	Renewal of Consent to Operate (Part-II) dtd 31.05.2025	843635.00	60201.90
7	Renewal of Consent to Operate (Part-III) dtd 27.02.2025	843635.00	57923.11
8	Consent to Operate (Part-IV) dtd 15.12.2023	843635.00	109751.90
9	Consent to Operate (Part-V) dtd 14.12.2023	843635.00	306003.05
10	Consent to Operate (Part-VI) dtd 13.05.2025	23103.00	169807.07

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
2.	Domestic effluent	249	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-625 kVA	01	As per Schedule -II
S-2	DG set-320 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	411 Kg/Day	Segregation	To Local Body/Authorized Vendor
2	Wet Waste	617 Kg/Day	OWC with composting or Biodigester with Composting	As Manure
3	STP Sludge	25 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	6.00	Kg/Day	To Authorized Dismantler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
12. 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 utilized on land for gardening.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/416463/2023 dtd 06.06.2023 for construction project on total plot area of 10,10,168 SqMtr and total construction BUA of 29,72,888.78 SqMtrs as per specific condition
15. PP shall submit the undertaking in Board's prescribed format within 15 days regarding compliance of conditions stipulated in Environmental Clearance (EC) and Consent to Operate (Part-VII).

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
2025-09-09 17:53:58 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-34809	25/06/2025	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **262 CMD for treatment of domestic effluent of 249 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	278.00
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	NA

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-625 kVA	Acoustic Enclosure	5.00	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day
S-2	DG set-320 kVA	Acoustic Enclosure	4.00	HSD 64 Ltr/Hr	1	SO ₂	30.72 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	C to O(Part-VII)	Rs 25 Lakhs	Existing/Extend	Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	31/07/2027	31/07/2028

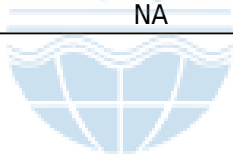
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

- f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 13 The treated sewage shall be disinfected using suitable disinfection method.
 - 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 15 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



ANNEXURE 4
MONITORING REPORTS

Neetal Laboratories And Environmental Services Pvt. Ltd.

Address : H.NO. 43, SANTOSH NAGAR, WAKI BK., TAL. KHED, DIST. PUNE - 410 501
Website : www.neetalenvirolab.com, Mob. 8669699854 / 52
Email: sales@neetalenvirolab.com / neetalenviro@gmail.com

Certifications :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

TEST REPORT (Ambient Air)					
Report No.	NLES/25-26/11/AA/RE/201		Report Issue Date	15/11/2025	
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.				
Discipline	Chemical	Date & Time of Sampling	From 11:10AM of 10/11/2025 to 11:10 AM of 11/11/2025(24 hrs)		
Group	Atmospheric Pollution	Date of receipt of sample in lab	11/11/2025		
Sub Group	Ambient Air	Sampling Procedure	IS 5182 Part 5		
Sampling Location	R-3	Dry bulb temperature	26°C		
Wet bulb temperature	15.9°C	Relative Humidity	33 %		
Sampling done by	Neetal Laboratories and Environmental Services Private Limited				
Start Date of Analysis	11/11/2025		End Date of Analysis	15/11/2025	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	16.4	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	22.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	68.9	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	48.5	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	13.2	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	9.36	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.45	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11
Remark- All above results are within National Ambient Air Quality standards.					

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Reviewed By
(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT (Ambient Air)					
Report No.		NLES/25-26/11/AA/RE/202		Report Issue Date	15/11/2025
Name and Address of Customer		MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge,Maan & Hinjewadi,Tal-Mulshi,Dist-Pune.			
Discipline		Chemical	Date & Time of Sampling		From 11:20 AM of 10/11/2025to 11:20 AM of 11/11/2025(24 hrs)
Group		Atmospheric Pollution	Date of receipt of sample in lab		11/11/2025
Sub Group		Ambient Air	Sampling Procedure		IS 5182 Part 5
Sampling Location		R-4	Dry bulb temperature		26 ⁰ C
Wet bulb temperature		15.9 ⁰ C	Relative Humidity		33 %
Sampling done by		Neetal Laboratories and Environmental Services Private Limited			
Start Date of Analysis		11/11/2025	End Date of Analysis		15/11/2025
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	15.4	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	20.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	66.2	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	47.4	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	12.9	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	8.36	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.42	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11
Remark- All above results are within National Ambient Air Quality standards.					

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Reviewed By
(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

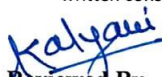
*****End of Report*****

TEST REPORT (Ambient Air)

TEST REPORT (Ambient Air)					
Report No.	NLES/25-26/11/AA/RE/203		Report Issue Date	15/11/2025	
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.				
Discipline	Chemical	Date & Time of Sampling		From 11:20 AM of 10/11/2025 to 11:20 AM of 11/11/2025(24 hrs)	
Group	Atmospheric Pollution	Date of receipt of sample in lab		11/11/2025	
Sub Group	Ambient Air	Sampling Procedure		IS 5182 Part 5	
Sampling Location	R-6	Dry bulb temperature		26 ⁰ C	
Wet bulb temperature	15.9 ⁰ C	Relative Humidity		33 %	
Sampling done by	Neetal Laboratories and Environmental Services Private Limited				
Start Date of Analysis	11/11/2025		End Date of Analysis	15/11/2025	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	15.2	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	17.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	65.3	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	45.2	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	11.6	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	8.36	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.38	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11
Remark- All above results are within National Ambient Air Quality standards.					

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Reviewed By
(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT (Ambient Air)

Report No.	NLES/25-26/11/AA/RE/204		Report Issue Date	15/11/2025	
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.				
Discipline	Chemical	Date & Time of Sampling		From 11:30 AM of 10/11/2025 to 11:30 AM of 11/11/2025(24 hrs)	
Group	Atmospheric Pollution	Date of receipt of sample in lab		11/11/2025	
Sub Group	Ambient Air	Sampling Procedure		IS 5182 Part 5	
Sampling Location	R-1	Dry bulb temperature		26 ⁰ C	
Wet bulb temperature	15.9 ⁰ C	Relative Humidity		33 %	
Sampling done by	Neetal Laboratories and Environmental Services Private Limited				
Start Date of Analysis	11/11/2025	End Date of Analysis		15/11/2025	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	14.2	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	16.2	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	64.8	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	44.9	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	11.2	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	7.36	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.36	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11
Remark- All above results are within National Ambient Air Quality standards.					

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Reviewed By
(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT (Ambient Air)

Report No.	NLES/25-26/11/AA/RE/205		Report Issue Date	15/11/2025	
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.				
Discipline	Chemical	Date & Time of Sampling		From 11:40 AM of 10/11/2025 to 11:40 AM of 11/11/2025(24 hrs)	
Group	Atmospheric Pollution	Date of receipt of sample in lab		11/11/2025	
Sub Group	Ambient Air	Sampling Procedure		IS 5182 Part 5	
Sampling Location	R-7	Dry bulb temperature		26 ⁰ C	
Wet bulb temperature	15.9 ⁰ C	Relative Humidity		33 %	
Sampling done by	Neetal Laboratories and Environmental Services Private Limited				
Start Date of Analysis	11/11/2025	End Date of Analysis		15/11/2025	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	15.4	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	19.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	66.9	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	46.2	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	11.2	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	6.25	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.40	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11
Remark- All above results are within National Ambient Air Quality standards.					

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Reviewed By
(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

TEST REPORT (Ambient Air)

Report No.	NLES/25-26/11/AA/RE/205		Report Issue Date	15/11/2025	
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.				
Discipline	Chemical	Date & Time of Sampling		From 11:50 AM of 10/11/2025 to 11:50 AM of 11/11/2025(24 hrs)	
Group	Atmospheric Pollution	Date of receipt of sample in lab		11/11/2025	
Sub Group	Ambient Air	Sampling Procedure		IS 5182 Part 5	
Sampling Location	R-10	Dry bulb temperature		26 ⁰ C	
Wet bulb temperature	15.9 ⁰ C	Relative Humidity		33 %	
Sampling done by	Neetal Laboratories and Environmental Services Private Limited				
Start Date of Analysis	11/11/2025	End Date of Analysis		15/11/2025	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	16.2	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	20.3	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	68.4	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	48.5	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	12.9	µg/m ³	≤ 180	Method 411, Air Sampling and Analysis, 3rd Edition, 2020
6	Ammonia (NH ₃)	7.36	µg/m ³	≤ 400	Method 401, Air Sampling and Analysis 3rd Edition, 2020
7	Lead (Pb)	BDL	µg/m ³	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
8	Arsenic (As)	BDL	ng/m ³	≤ 06	
9	Nickel (Ni)	BDL	ng/m ³	≤ 20	
10	Carbon Monoxide (CO)	0.47	mg/m ³	≤ 04	GC FID Methanizer Method
11	Benzo(a)Pyrene (BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 Part 12
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 Part 11
Remark- All above results are within National Ambient Air Quality standards.					

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Reviewed By
(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

Neetal Laboratories And Environmental Services Pvt. Ltd.

Address : H.NO. 43, SANTOSH NAGAR, WAKI BK., TAL. KHED, DIST. PUNE - 410 501
Website : www.neetalenvirolab.com, Mob. 8669699854 / 52
Email: sales@neetalenvirolab.com / neetalenviro@gmail.com

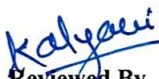
Certifications :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

TEST REPORT

TEST REPORT					
Report No.		NLES/25-26/11/NI/RE/207		Report Issue Date	15/11/2025
Name and Address of Customer		MMH ITP Project			M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd.
		Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.			
Discipline		Chemical			
Group		Atmospheric Pollution			
Sub Group		Ambient Noise			
Sample Name		Noise Level Monitoring			
Date of Sampling		10/11/2025			
Method of Sampling		IS 9989: 1981			
Sampling Duration		Spot Noise			
Sampling done by		Neetal Laboratories and Environmental Services Private Limited			
Results					
Sr. No.	Location	A Noise Level Reading dB(A)		Limits as per CPCB guidelines	
		Day Time	Night Time		
1	R-3	62.8	58.3	Day Time = 75 dB Night Time =70dB	
2	R-4	63.1	54.1		
3	R-6	62.2	50.3		
4	R-1	64.0	48.2		
5	R-7	64.0	60.5		
6	R-10	62.4	53.6		
Remark- Noise level results are within Central Pollution Control Board Standards limit.					

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Page 1 of 1

Neetal Laboratories And Environmental Services Pvt. Ltd.

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Certifications :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

TEST REPORT (Stack Emission)

Report No.	NLES/25-26/11/ST/RE/208	Issue Date	15/11/2025
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.		
Discipline	Chemical	Sample Description	Stack Material: MS
Group	Pollution & Environment.		Stack Height: 7.0 Mtr
Sub Group	Stack Emission		Stack Type: Round
Date of Sampling	10/11/2025	Sampling Location	DG Set- 650 KVA (R-4)
Date of receipt of sample in lab	11/11/2025	Sampling duration	30 Min
Sampling done by	Neetal Laboratories and Environmental Services Private Limited	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	398	°K	--	--
2	Differential Pressure	3.7	mm WG		
3	Velocity	7.49	M/s		
4	Dimensions of Stack	0.1016	Mtr.		
5	Stack Area	0.0081	M ²		
6	Gas Volume	163.54	Nm ³ /Hr		
7	Total Particulate Matter	45.2	mg/Nm ³	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	18.6	mg/Nm ³	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.073	Kg/day	N.S.	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	24.3	mg/Nm ³	N.S.	IS 11255(Part 7)

➤ Remark Total Particulate Matter is well within MPCB Limit. N.S-Not Specified,

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TEST REPORT (Stack Emission)

Report No.		NLES/25-26/11/ST/RE/209		Issue Date		15/11/2025	
Name and Address of Customer		MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.					
Discipline		Chemical		Sample Description		Stack Material: MS	
Group		Pollution & Environment.				Stack Height: 7.0 Mtr	
Sub Group		Stack Emission				Stack Type: Round	
Date of Sampling		10/11/2025		Sampling Location		DG Set- 500 KVA (R-3)	
Date of receipt of sample in lab		11/11/2025		Sampling duration		30 Min	
Sampling done by		Neetal Laboratories and Environmental Services Private Limited		Sampling Procedure		CPCB Guideline on methodologies for source emission monitoring	
Start Date of Analysis		11/11/2025		End Date of Analysis		15/11/2025	
Results							
Sr. No.	Parameters		Results	Unit(s)	Specifications (MPCB Consent)	Methods	
1	Flue Gas Temperature		380	°K	--	--	
2	Differential Pressure		3.4	mm WG			
3	Velocity		7.01	M/s			
4	Dimensions of Stack		0.1016	Mtr.			
5	Stack Area		0.0081	M ²			
6	Gas Volume		160.44	Nm3/Hr			
7	Total Particulate Matter		47.2	mg/Nm3	≤ 150	IS 11255(Part 1)	
8	Sulphur Dioxide (SO ₂)		14.3	mg/Nm3	N.S.	IS 11255 (Part 2)	
9	Sulphur Dioxide (SO ₂)		0.055	Kg/day	N.S.	IS 11255(Part 2)	
10	Oxides of Nitrogen (Nox)		16.5	mg/Nm3	N.S.	IS 11255(Part 7)	
➤ Remark Total Particulate Matter is well within MPCB Limit. N.S-Not Specified,							

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TEST REPORT (Stack Emission)

Report No.	NLES/25-26/11/ST/RE/210	Issue Date	15/11/2025		
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.				
Discipline	Chemical	Sample Description	Stack Material: MS		
Group	Pollution & Environment.		Stack Height: 7.0 Mtr		
Sub Group	Stack Emission		Stack Type: Round		
Date of Sampling	10/11/2025	Sampling Location	DG Set -1 500 KVA (R-1)		
Date of receipt of sample in lab	11/11/2025	Sampling duration	30 Min		
Sampling done by	Neetal Laboratories and Environmental Services Private Limited	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring		
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	388	°K	--	--
2	Differential Pressure	4.0	mm WG		
3	Velocity	7.68	M/s		
4	Dimensions of Stack	0.1016	Mtr.		
5	Stack Area	0.0081	M ²		
6	Gas Volume	172.22	Nm3/Hr		
7	Total Particulate Matter	48.6	mg/Nm3	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	17.2	mg/Nm3	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.071	Kg/day	N.S.	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	22.0	mg/Nm3	N.S.	IS 11255(Part 7)
➤ Remark Total Particulate Matter is well within MPCB Limit. N.S-Not Specified,					

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ISO 14001 : 2015
ISO 45001 : 2018

TEST REPORT (Stack Emission)

Report No.	NLES/25-26/11/ST/RE/211	Issue Date	15/11/2025		
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.				
Discipline	Chemical	Sample Description	Stack Material: MS		
Group	Pollution & Environment.		Stack Height: 7.0 Mtr		
Sub Group	Stack Emission		Stack Type: Round		
Date of Sampling	10/11/2025	Sampling Location	DG Set -2 500 KVA (R-1)		
Date of receipt of sample in lab	11/11/2025	Sampling duration	30 Min		
Sampling done by	Neetal Laboratories and Environmental Services Private Limited	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring		
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	390	°K	--	--
2	Differential Pressure	3.9	mm WG		
3	Velocity	7.61	M/s		
4	Dimensions of Stack	0.1016	Mtr.		
5	Stack Area	0.0081	M ²		
6	Gas Volume	169.62	Nm3/Hr		
7	Total Particulate Matter	48.3	mg/Nm3	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	15.3	mg/Nm3	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.062	Kg/day	N.S.	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	19.2	mg/Nm3	N.S.	IS 11255(Part 7)
➤ Remark Total Particulate Matter is well within MPCB Limit. N.S-Not Specified,					

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TEST REPORT (Stack Emission)

Report No.		NLES/25-26/11/ST/RE/212		Issue Date		15/11/2025	
Name and Address of Customer		MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.					
Discipline		Chemical		Sample Description		Stack Material: MS	
Group		Pollution & Environment.				Stack Height: 7.0 Mtr	
Sub Group		Stack Emission				Stack Type: Round	
Date of Sampling		10/11/2025		Sampling Location		DG Set -750 KVA (R-7)	
Date of receipt of sample in lab		11/11/2025		Sampling duration		30 Min	
Sampling done by		Neetal Laboratories and Environmental Services Private Limited		Sampling Procedure		CPCB Guideline on methodologies for source emission monitoring	
Start Date of Analysis		11/11/2025		End Date of Analysis		15/11/2025	
Results							
Sr. No.	Parameters		Results	Unit(s)	Specifications (MPCB Consent)	Methods	
1	Flue Gas Temperature		388	°K	--	--	
2	Differential Pressure		3.5	mm WG			
3	Velocity		7.19	M/s			
4	Dimensions of Stack		0.1016	Mtr.			
5	Stack Area		0.0081	M ²			
6	Gas Volume		161.10	Nm3/Hr			
7	Total Particulate Matter		39.5	mg/Nm3	≤ 150	IS 11255(Part 1)	
8	Sulphur Dioxide (SO ₂)		17.2	mg/Nm3	N.S.	IS 11255 (Part 2)	
9	Sulphur Dioxide (SO ₂)		0.066	Kg/day	N.S.	IS 11255(Part 2)	
10	Oxides of Nitrogen (Nox)		15.4	mg/Nm3	N.S.	IS 11255(Part 7)	
➤ Remark Total Particulate Matter is well within MPCB Limit. N.S-Not Specified,							

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ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

TEST REPORT

Report No:	NLES/25-26/11/DW/RE/213	Issue Date	15/11/2025
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.		
Discipline	Chemical	Date of Sample Collection	10/11/2025
Group	Water	Date of receipt of sample in lab	11/11/2025
Sub Group	Drinking Water	Sample Quantity	02 Liter Plastic can + 100 ml Sterile Glass Bottle
Sample Description	Drinking Water	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500:2012)	Methods
1	Colour	1.0	Hazen	Max 5	IS 3025 (Part-4)
2	pH at 25°C	7.36	-	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed. 2023
3	Turbidity	<1.0	NTU	Max 1	IS 3025 (Part 10)
4	Total Dissolved Solids	60.0	mg/l	Max 500	APHA 2540 C, 24 th Ed. 2023
5	Total Alkalinity (as CaCO ₃)	22.0	mg/l	Max 200	APHA 2320 B, 24 th Ed. 2023
6	Total Hardness (as CaCO ₃)	25.6	mg/l	Max 200	APHA 2340 B, 24 th Ed. 2023
7	Chloride (as Cl)	10.3	mg/l	Max 250	APHA 4500 Cl-, B 24 th Ed. 2023
8	Sulphate (SO ₄)	<5.0	mg/l	Max 200	IS 3025(Part 24: Sec 1), Method (b)
9	Nitrate (as NO ₃)	0.14	mg/l	Max 45	APHA 4500 NO3- B 24 th Ed. 2023
10	Fluoride (as F)	<0.10	mg/l	Max 1.0	APHA 4500 F- D 24 th Ed. 2023
11	Calcium (as Ca)	<5.0	mg/l	Max 75	IS 3025 (Part 40), Method (a): 1991
12	Magnesium (as Mg)	<5.0	mg/l	Max 30	APHA 3500 Mg B 24 th Ed. 2023
13	Residual Chlorine	<0.30	mg/l	Min 0.2	IS 3025 Part 26 (Rev.1, RA 2014)
14	Iron	<0.10	mg/l	Max 1	APHA 3500 Fe B, 24 th Ed. 2023
15	Total Coliform	Absent	/100ml	Absent	IS 15185:2016
16	E.Coli	Absent	/100ml	Absent	IS 15185:2016

Remark: The above water sample is Comply with required limit as per 10500:2012.

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(Mr. Abhishek Tope)

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TEST REPORT

TEST REPORT					
Report No.		NLES/25-26/11/SI/RE/214		Issue Date	15/11/2025
Name and Address of Customer		MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.			
Discipline		Chemical	Date of Sampling		10/11/2025
Sub Group		Soil	Date of receipt of sample in lab		11/11/2025
Sample Description		Construction Site	Sampling Time		3:30 PM
Sample Collected by		Neetal Laboratories and Environmental Services Private Limited	Sample Quantity		1 Kg
Start Date of Analysis		11/11/2025	End Date of Analysis		15/11/2025
Results					
Sr. No.	Parameters	Results	Unit(s)	Methods	
1.	pH	8.10	-	IS 2720 (Part 26), 1987	
2.	Electrical Conductivity	536.9	µS/cm	IS 14767, 2000	
3.	Water Content/Moisture	3.58	%	IS 2720 (Part 2), 1973	
4	Soil Texture				
	a) Sand	24	%	Methods Manual, Soil Testing	
	b) Slit	28	%		
	c)Clay	63	%		
5.	Available Phosphorous	24.1	kg/hec	Methods Manual, Soil Testing	
6.	Calcium Carbonate	18.6	%	IS 2720 (Part 23), 1976	
7.	Organic Carbon	0.15	%	IS 2720 (Part 22), 1976	
8.	Organic Matter	0.36	%	IS 2720 (Part 22):1976	
9.	Total Kjeldahl Nitrogen	0.022	%	IS 14684,1973	
10.	Water Holding Capacity	54.0	%	Methods Manual, Soil Testing	

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TEST REPORT

Report No	NLES/25-26/11/WW/RE/215	Issue Date	15/11/2025
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.		
Discipline	Chemical	Date of Sample Collection	10/11/2025
Group	Pollution & Environment	Date of receipt of sample in lab	11/11/2025
Sub Group	Waste Water	Sample Quantity	01 Liter Plastic Can + 1 Lit Glass Bottle
Sample Description	STP-Outlet -R3	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025

Results

Sr. No.	Parameters	Results	Unit	MPCB Limits	Methods
1	pH at 25°C	7.42	-	5.5-9.0	APHA 4500, H ⁺ , B: 24 th Ed. 2023
2	Total Suspended Solids (TSS)	32.0	mg/l	<50	APHA 2540 D, 24 th Ed. 2023
3	Total Dissolved Solids (TDS)	428.0	mg/l	<2100	APHA 2540 C, 24 th Ed. 2023
4	Chemical Oxygen Demand	82.4	mg/l	<100	IS 3025 (Part 58), 2006
5	Biochemical Oxygen Demand (BOD) 3 days at 27°C	20.0	mg/l	<30	IS 3025 (Part 44), 2019
6	Chloride (as Cl)	142.3	mg/l	<600	APHA 4500 Cl ⁻ B, 24 th Ed. 2023
7	Sulphate (as SO ₄)	38.6	mg/l	<1000	APHA 4500 SO ₄ , E, 24 th Ed. 2023
8	Oil & Grease (O & G)	<5.0	mg/l	<10	IS 3025 (Part 39), Method (a), 2021

Remark - All above parameters are within MPCB limits.

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TEST REPORT

Report No	NLES/25-26/11/WW/RE/216	Issue Date	15/11/2025
Name and Address of Customer	MMH ITP Project M/s.Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.		
Discipline	Chemical	Date of Sample Collection	10/11/2025
Group	Pollution & Environment	Date of receipt of sample in lab	11/11/2025
Sub Group	Waste Water	Sample Quantity	01 Liter Plastic Can + 1 Lit Glass Bottle
Sample Description	STP-Outlet -R4	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025

Results

Sr. No.	Parameters	Results	Unit	MPCB Limits	Methods
1	pH at 25°C	7.35	-	5.5-9.0	APHA 4500, H ⁺ , B: 24 th Ed. 2023
2	Total Suspended Solids (TSS)	22.0	mg/l	<50	APHA 2540 D, 24 th Ed. 2023
3	Total Dissolved Solids (TDS)	436.0	mg/l	<2100	APHA 2540 C, 24 th Ed. 2023
4	Chemical Oxygen Demand	62.4	mg/l	<100	IS 3025 (Part 58), 2006
5	Biochemical Oxygen Demand (BOD) 3 days at 27°C	15.0	mg/l	<30	IS 3025 (Part 44), 2019
6	Chloride (as Cl)	224.6	mg/l	<600	APHA 4500 Cl ⁻ B, 24 th Ed. 2023
7	Sulphate (as SO ₄)	78.6	mg/l	<1000	APHA 4500 SO ₄ , E, 24 th Ed. 2023
8	Oil & Grease (O & G)	<5.0	mg/l	<10	IS 3025 (Part 39), Method (a), 2021

Remark - All above parameters are within MPCB limits.

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Certifications :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

TEST REPORT

Report No	NLES/25-26/11/WW/RE/217	Issue Date	15/11/2025
Name and Address of Customer	MMH ITP Project M/s. Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.		
Discipline	Chemical	Date of Sample Collection	10/11/2025
Group	Pollution & Environment	Date of receipt of sample in lab	11/11/2025
Sub Group	Waste Water	Sample Quantity	01 Liter Plastic Can + 1 Lit Glass Bottle
Sample Description	STP-Outlet -R1	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025

Results

Sr. No.	Parameters	Results	Unit	MPCB Limits	Methods
1	pH at 25°C	6.98	-	5.5-9.0	APHA 4500, H ⁺ , B: 24 th Ed. 2023
2	Total Suspended Solids (TSS)	18.0	mg/l	<50	APHA 2540 D, 24 th Ed. 2023
3	Total Dissolved Solids (TDS)	469.2	mg/l	<2100	APHA 2540 C, 24 th Ed. 2023
4	Chemical Oxygen Demand	66.4	mg/l	<100	IS 3025 (Part 58), 2006
5	Biochemical Oxygen Demand (BOD) 3 days at 27°C	18.0	mg/l	<30	IS 3025 (Part 44), 2019
6	Chloride (as Cl)	236.5	mg/l	<600	APHA 4500 Cl ⁻ B, 24 th Ed. 2023
7	Sulphate (as SO ₄)	84.6	mg/l	<1000	APHA 4500 SO ₄ , E, 24 th Ed. 2023
8	Oil & Grease (O & G)	<5.0	mg/l	<10	IS 3025 (Part 39), Method (a), 2021

Remark - All above parameters are within MPCB limits.

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ISO 14001 : 2015
ISO 45001 : 2018

TEST REPORT

Report No	NLES/25-26/11/WW/RE/218	Issue Date	15/11/2025
Name and Address of Customer	MMH ITP Project M/s. Mhalunge Land Developers Pvt Ltd & Ashadan Township Ventures Pvt.Ltd. Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist-Pune.		
Discipline	Chemical	Date of Sample Collection	10/11/2025
Group	Pollution & Environment	Date of receipt of sample in lab	11/11/2025
Sub Group	Waste Water	Sample Quantity	01 Liter Plastic Can + 1 Lit Glass Bottle
Sample Description	STP-Outlet -R7	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025

Results

Sr. No.	Parameters	Results	Unit	MPCB Limits	Methods
1	pH at 25°C	7.69	-	5.5-9.0	APHA 4500, H ⁺ , B: 24 th Ed. 2023
2	Total Suspended Solids (TSS)	14.0	mg/l	<50	APHA 2540 D, 24 th Ed. 2023
3	Total Dissolved Solids (TDS)	395.0	mg/l	<2100	APHA 2540 C, 24 th Ed. 2023
4	Chemical Oxygen Demand	51.3	mg/l	<100	IS 3025 (Part 58), 2006
5	Biochemical Oxygen Demand (BOD) 3 days at 27°C	13.0	mg/l	<30	IS 3025 (Part 44), 2019
6	Chloride (as Cl)	188.6	mg/l	<600	APHA 4500 Cl ⁻ B, 24 th Ed. 2023
7	Sulphate (as SO ₄)	56.3	mg/l	<1000	APHA 4500 SO ₄ , E, 24 th Ed. 2023
8	Oil & Grease (O & G)	<5.0	mg/l	<10	IS 3025 (Part 39), Method (a), 2021

Remark - All above parameters are within MPCB limits.

Terms and Conditions

- This Report is valid for tested sample only
- 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, NLES.


Reviewed By
(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

*****End of Report*****

Page 1 of 1

ANNEXURE 5
PAPER NOTICE

PUBLIC NOTICE

This is to inform that the project proponent **M/s Mhalunge Land Developers Pvt. Ltd. & Ashdan Township Ventures Pvt. Ltd.** has been granted Expansion in Proposed "Integrated Township Project" at Mhalunge, Maan & Hinjewadi Tal- Mulshi, Dist- Pune. State Maharashtra vide **Environmental Clearance Identification No. EC24B3812MH5264819N**. (Dated: 12.7.2025) Copies of the clearance letter is available with the Maharashtra Pollution Control Board and may also see at website at <http://parivesh.nic.in>

M/s. Mhalunge Land Developers Pvt. Ltd. Date: 16.7.2025
& Ashdan Township Venture Pvt. Ltd. Place: Pune



PUNJAB STATE POWER CORPORATION LTD.

Regd. office: PSEB Head Office, The Mall, Patiala-147001
(Corporate Identity Number: U40109PB2010SGC033813)
Website: www.pspcl.in, Contact No. -96461-22185

Tender Enquiry No. 354/SS(D)-II Dated: 15.07.2025

Dy.CE/Substation Design/ TS Organization, PSPCL, C-1, Shakti Vihar, PSPCL, Patiala invites E-tender for Manufacture, Testing, Supply & Delivery of 85 nos. 11kV Residual Voltage Transformers (RVTs). For detailed NIT & Tender Specification, please refer to <https://eproc.punjab.gov.in> from 16.07.2025 onwards.

Note:- Corrigendum and amendments, if any, will be published online at <https://eproc.punjab.gov.in>
No. 1181/PB C489-25

PUBLIC NOTICE

This is to inform that the Proposed Expansion/ Amendment of Commercial Development Project located at "Orville Business Port" S.No. 211/1/1, 211/1/2, 211/1/3, 211/1/4, CTS. NO -191/1, 191/2, 191/3, 191/4 Village - Lohagaon. Taluka Haveli, District -Pune, Maharashtra by M/s. Siddhesh Properties Pvt. Ltd., has been accorded Environmental Clearance having EC Identification - No. EC24C3802MH5125213N and EC file: dated SIA/MH/INFRA2/486924/2024 08.07.2025 from Environment Department and published on PARIVESH website 08.07.2025 and copy of the clearance letter are available with the PARIVESH and Environment Department may also be seen on the website of the environment department of <https://parivesh.nic.in/> Maharashtra at

Sd/- M/s. Siddhesh Properties Pvt. Ltd.



E-TENDER NOTICE

MSETCL invites online bids (E-Tender) for following

S.N.	Tender No. & Description
1	RFx No. 7000036935; Work of Providing & Fixing of Saver Assembly for 220KV D/C line having 525 sq.mm AAAC conductor of 220 KV Koradi 2 - Kaulewada ckt. 1 & 2 under EHV (O&M) Circle Nagpur. EMD Rs. 594373/- & Tender.Fees: Rs. 5000/- (GST extra)

Tenders Available at : <https://srmetender.mahatransco.in>;
Due date for online submission upto: 06.08.2025, 11:00 Hrs;
Tender Opening 06.08.2025, 12:00 Hrs if possible



GOVERNMENT OF ODISHA, "e"-PROCUREMENT NOTICE OFFICE OF THE CHIEF CONSTRUCTION ENGINEER, KHORDHA (R&B) CIRCLE, KHORDHA WORKS DEPARTMENT

Tender call Notice

E-mail- rbcirclekhurda@gmail.com

Bid Identification No. CCE-Khordha (R&B) Circle-04/2025-26 Memo No. 1866 Dt. 10.07.2025
The Chief Construction Engineer, Khordha (R&B) Circle, Khordha on behalf of Governor of Odisha inviting percentage rate bid in double cover system in **ONLINE** MODE from eligible contractors for Buildings works as detailed in the table below:

- Nature of Work** : Building Works
- No. of Work** : 2 Nos
- Tender Cost** : Rs. 10000.00 (On-Line)
- Class of Contractor** : Special, A Class & B Class
- Available of Bid document in the Website** : From 10.00 AM of Dt. 18.07.2025 up to 05.00 PM of Dt.04.08.2025 up to 5.00 PM
- Date of opening of Bid** : Dt 05.08.2025 at 11.30 AM

7. The Bidders have to participate in **ONLINE** bidding only. Further details can be seen from the Website:<https://tenderodisha.gov.in>. Any Addendum / Corrigendum / Cancellation of tender can also be seen in the said website.

Chief Construction Engineer,
Khordha (R&B) Circle, Khordha
(OIPR-34127/11/0041/2526)

FORM No.3 [See Regulation-13(1)(a)]

DEBTS RECOVERY TRIBUNAL, AURANGABAD

Ground Floor, "Jeevan Suman" LIC Building, Plot No.3, N-5, CIDCO, Aurangabad-431003.

Case No. OA/135/2025 Exh. No. 09

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A)

of rule 5 of the Debts Recovery Tribunal (Procedure) Rules, 1993.

State Bank of India Versus Kanya Pravin Naik

- To,
- Kanya Pravin Naik**, Flat No.1002, 10th Floor, A-Building Mantra Essance, Phase-IV, Sy.Nos. 56/1/1-56/7/16, Near Bandal Garden, Jagdamba Bhavan Marg, Mauje Undri, Taluka Haveli, Pune, Maharashtra-411060,
Also at: Jain Galli, at and post Shevgaon, Ahmednagar, Maharashtra.
 - Pravin Babasaheb Naik**, Flat No.1002, 10th Floor, A-Building Mantra Essance, Phase-IV, Sy.Nos. 56/1/1-56/7/16, Near Bandal Garden, Jagdamba Bhavan Marg, Mauje Undri, Taluka Haveli, Pune, Maharashtra-411060,
Also at: Jain Galli, at and post Shevgaon, Ahmednagar, Maharashtra.

SUMMONS

Whereas, OA/135/2025 was listed before Hon'ble Presiding Officer/Registrar on 28/04/2025.

Whereas, this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs.29,61,414.20/-**.

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:

- To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
- To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
- You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
- You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal.
- You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to **appear before Registrar on 01-08-2025 at 10.30 A.M.** failing which the application shall be heard and decided in your absence.

Given under my hand and seal of the Tribunal on this date : 07/05/2025.



Signature of the Officer Authorised to issue summons
Sd/-

I/c - Registrar,
Debts Recovery Tribunal, Aurangabad.

SHREE



PUNE MUNICIPAL CORPORATION





शुद्धिपत्रक ई - निविदा सूचना

दिनांक 15.07.2025 रोजी प्रकाशित करण्यात आलेल्या ई - निविदा क्रमांक T-10/2025-26, T-11/2025-26, T-12/2025-26 मधील सुधारित मजकूर "शिवाजीनगर विभागांतर्गत ई टेंडरिंग स्वरूपात निविदा मागविण्यात येत आहेत. कराराची माहिती खालीलप्रमाणे आहे." तसेच जाहिरात क्रमांक JLGZ 88/2025-26 ऐवजी PZ-088/2025-2026 हा आहे. जाहिरातीतील इतर तपशिलात कुठलाही बदल करण्यात आलेला नाही कृपया याची नोंद घ्यावी. PRO. No. PZ-088/2025-26 कार्यकारी अभियंता शिवाजीनगर विभाग

MMH

सार्वजनिक सूचना

सूचित करण्यात येते की, मे. म्हाळुंगे लॅन्ड डेव्हलपर्स प्रा. लि. अॅन्ड अशदान टाउनशिप व्हेचर प्रा. लि. यांच्या मान, म्हाळुंगे आणि हिंजवडी येथील एकात्मिक टाउनशिप प्रकल्पास पत्र क्र. EC24B3812MH5264819N अन्वये दि. 12.07.2025 या तारखेस पर्यावरण विषयक विस्तार परवानगी मिळाली आहे. सदर मंजूरीची प्रत ही महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांचेकडे तसेच <http://parivesh.nic.in> या संकेत स्थळावर उपलब्ध आहे.

मे. म्हाळुंगे लॅन्ड डेव्हलपर्स प्रा. लि. अॅन्ड दि. १६.७.२०२५
अशदान टाउनशिप व्हेचर प्रा. लि. ठिकाण: पुणे

जाहीर सूचना

तमाम जनतेस सूचित करण्यात येत आहे की मेसर्स बालन भन्साली होम्स एलएलपी यांच्या सर्व नं. 1/9A/3, 1/9C, बालेवाडी, ता. हवेली, पुणे महानगरपालिका हद्दीतील प्रस्ताविक निवासी व व्यापारी विकास प्रकल्पास, दिनांक 11/07/2025 रोजी पत्रान्वये EC आयडेंटिफिकेशन नंबर EC24C3801MH5330761N व फाईल नंबर SIA/MH/INFRA2/474068/2024 नमूद केले असून, त्यानुसार पर्यावरण विषयक महाराष्ट्र शासनाच्या पर्यावरण विभागाकडून परवानगी प्राप्त झाली आहे.

ही परवानगी पर्यावरण आघात मूल्यांकन अधिसूचना 2006 नुसार देण्यात आलेली आहे. सदर परवानगीची प्रत महाराष्ट्र शासन पर्यावरण विभागाच्या संकेतस्थळावर <http://parivesh.nic.in> तसेच महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे पाहण्यासाठी उपलब्ध आहे.

मेसर्स बालन भन्साली होम्स एलएलपी,
पुणे - 411005



ई-जाहीर निविदा

कार्यालयाचे नाव चिपलूण नगर
परिषद, ता. चिपलूण, जि. रत्नागिरी
ई-निविदा मागविणारी सूचना क्र.
४४ सन २०२५-२६

चिपलूण नगर परिषदेकडील ई-निविदा सूचना क्रमांक ४४ सन २०२५-२६ अन्वये नागरी स्थानिक स्वराज्य संस्थांच्या परिक्षेत्रात अधिसूचित विशिष्ट नागरी सेवा व सुविधा पुरविण्यासाठी निधी अंतर्गत चिपलूण नगर परिषद हद्दीतील मुरादपूर ते पेठमाप या भागाला जोडणाऱ्या वाशिष्ठी नदीवरील पुलाचे पोच रस्ते बांधकाम करणे या कामासाठी योग्य त्या कंत्राटदारांकडून ई-निविदा प्रणालीद्वारे खुली ई-निविदा मागविण्यात येत आहेत. सदर निविदाबाबतचा सविस्तर तपशील अटी व शर्ती महाराष्ट्र शासनाचे <https://www.mahatenders.gov.in/> या संकेतस्थळावर दिनांक १७.०७.२०२५ रोजीपासून पाहावयास उपलब्ध करून देण्यात आलेली आहे. चिपलूण नगर कारागारी अंतिम नागरीक दिनांक

जाहीर नोटीस

सर्व लोकांस या जाहीर नोटीसीने कळविण्यात येते की, खालील परिशिष्टात वर्णन केलेले फ्लॅट (सदनिका) या मिळकती (ज्याचा यापुढे उल्लेख "सदर फ्लॅट्स" असा करण्यात आला आहे.) श्री. अशोक जयसिंग चांदगुडे व सौ. शुभांगी अशोक चांदगुडे, दोघेही राहणार - बी-५०९, अनुशा रेसीडेंसी, सुसरोड, सुतारवाडी, पाषाण, पुणे - ४११ ०२१, यांचे कायदेशीर मालकी हक्काचे व ताबे वहिवाटीच्या आहेत.

परिशिष्टात वर्णन केलेल्या सदर फ्लॅटसचे वरील नमूद मालकांनी परिशिष्टात वर्णन केलेले दोन्ही फ्लॅट मिळकती आमचे अशिलांना विकण्याचे कबूल केले आहे.

परिशिष्टात वर्णन केलेल्या सदर फ्लॅट्स या मिळकती निव्वं, निजोखमी, बोजारहित असल्याबाबत तसेच सदर फ्लॅट बाबत वर नमूद मालकांना दौषमुक्त स्वामित्व/मालकी हक्क प्राप्त असल्याची खात्री व भरवसा सदर मालकांनी आमचे अशिलांना दिलेला आहे. तथापि सदर फ्लॅट्स मिळकतीवर अगर त्यापैकी कोणत्याही भागावर कोणाचाही कोणत्याही प्रकारचा बोजा, विक्री करार, बक्षिस, वाटणी, अदलाबदल, भाडेकरार, गहाण, दान, दावा, लीज, लीन, कर्ज, पोटगी, वारसा, वहिवाट, अंकीक्षिण, रिक्तीक्षिण अगर अन्य कोणत्याही प्रकारचा हक्क-हितसंबंध असल्यास त्यांनी ही नोटीस प्रसिध्द झाल्यापासून १० (दहा) दिवसांचे आत खाली दिलेल्या पत्त्यावर समक्ष भेट घेऊन सर्व मूळ कागदपत्रांसह पुरावा दाखवून आमची खात्री पटवून घ्यावी. सदरील मुदतीत कोणाचीही कुठल्याही प्रकारची हरकत न आल्यास परिशिष्टात वर्णन केलेल्या सदर फ्लॅट्स या मिळकती पूर्णपणे निव्वं, बोजारहित व निजोखमी आहे व त्यावर कोणाचाही कसलाही हक्क-हितसंबंध व अधिकार नाही, असल्यास त्यांनी तो जाणीवपूर्वक, समजून, उमजून सोडून दिलेला आहे असे समजून आमचे अशिल सदरचा व्यवहार पूर्ण करतील व नंतर कोणाचीही कसलीही तक्रार चालणार नाही, याची नोंद घ्यावी.

परिशिष्ट

तुकडी पुणे पोट तुकडी ता. मुळशी, जिल्हा पुणे, मे. दुय्यम निबंधक, हवेली क्र. १ ते २७ यांचे कार्यक्षेत्रातील तसेच पुणे महानगरपालिकेच्या हद्दीतील गाव मौजे बागेर येथील सर्व नंबर २७३/१/१/२/३ (जुना सर्व्हे नं. २७३ हिस्सा नं. १/१+२/३) यांसी क्षेत्र ११८७ चौ.मी. या जमीन मिळकतीवर बांधण्यात आलेल्या "अथेना अपार्टमेंट्स कंडोमीनियम" या इमारती मधील पहिल्या मजल्यावरील खालील नमूद फ्लॅट्स -

अ) फ्लॅट नं. १, यांसी क्षेत्र २०४४ चौ. फूट म्हणजेच १८९.९६ चौ. मीटर बिल्टअप तसेच त्यासह असलेल्या कार पाकींग स्पेस नं. १ यांसी क्षेत्र १२ चौ.मी. म्हणजेच १२९ चौ. फूटच्या वापराच्या एकमेव हक्कासह तसेच सदर फ्लॅट संबंधाने अथेना अपार्टमेंट्स कंडोमीनियम या इमारती मधील व सदर इमारत ज्या जमिनीवर बांधण्यात आलेली आहे त्यामधील सामाईक सुखसोई व सुविधा तसेच सामाईक क्षेत्रामधील १४.२८५% अविभक्त हिस्श्यासह दरोबस्त.

ब) फ्लॅट नं. २, यांसी क्षेत्र २०४४ चौ. फूट म्हणजेच १८९.९६ चौ. मीटर बिल्टअप तसेच त्यासह असलेल्या कार पाकींग स्पेस नं. १ यांसी क्षेत्र १२ चौ.मी. म्हणजेच १२९ चौ. फूटच्या वापराच्या एकमेव हक्कासह तसेच सदर फ्लॅट संबंधाने "अथेना अपार्टमेंट्स कंडोमीनियम" या इमारतीमधील व सदर इमारत ज्या जमिनीवर बांधण्यात आलेली आहे त्यामधील सामाईक सुखसोई व सुविधा तसेच सामाईक क्षेत्रामधील १४.२८५% अविभक्त हिस्श्यासह दरोबस्त.

पुणे, दिनांक: १५/०७/२०२५

महेशकुमार विजयसिंग पवार

बी.एससी., एलएलएम. (अॅडव्होकेट)

बी/२१, कुदळे पाटील टाऊनशिप बी-बिल्डींग को. ऑफ. हौसिंग सोसायटी लि.,
सिंहगड रोड, माणिकबाग, पुणे - ४११०५१. मोबा. नं.-९८६०७९८००७.

जाहीर नोटीस

सर्व लोकांस या जाहीर नोटीसीने कळविण्यात येते की, आमचे अशिल श्री. अशोक जयसिंग चांदगुडे व सौ. शुभांगी अशोक चांदगुडे दोघे रा. बी-५०९, अनुशा रेसीडेंसी, सुस रोड, सुतारवाडी, पाषाण, पुणे-४११ ०२१ यांनी मौजे बागेर येथील सर्व नंबर २७३/१/१/२/३ (जुना सर्व्हे नं. २७३ हिस्सा नं. १/१+२/३) यांसी क्षेत्र ११८७ चौ.मी. या जमीन मिळकतीवर बांधण्यात आलेल्या अथेना अपार्टमेंट्स कंडोमीनियम या इमारती मधील पहिल्या मजल्यावरील फ्लॅट नं. २ यांसी क्षेत्र २०४४ चौ. फूट म्हणजेच १८९.९६ चौ. मीटर बिल्टअप तसेच त्यासह असलेल्या कार पाकींग स्पेस नं. २ यांसी क्षेत्र १२ चौ.मी. म्हणजेच १२९ चौ. फूट तसेच प्रकल्पातील सामाईक सुखसोई व सुविधा तसेच सामाईक क्षेत्रामधील १४.२८५% अविभक्त हिस्श्यासह ("सदर फ्लॅट") मिळकत दिनांक - २७/०५/२०२१, दु. नि. हवेली क्र. १३ रजि. दस्त नं. ६६८०/२०२१ च्या अपार्टमेंट डीडने श्री. अनिल जयंतलाल मेहता व सौ. रेखा अनिल मेहता यांचेकडून खरेदी केलेली आहे. सदर फ्लॅट मिळकत निव्वं, निजोखमी व बोजारहित असल्याचा भरवसा आमचे अशिलांनी दिला आहे.

सदर फ्लॅट पूर्वी श्री. अनिल रामचंद्र लेले यांनी एच. बी. एंटरप्रायझेस यांच्याकडून दि. ०८/११/२००४ रोजीच्या डीड ऑफ अपार्टमेंट यांसी रजि. नं. ४८०१/२००४ या नोंदणीकृत दस्ताव्याने विकत घेतलेला होता. त्यानंतर श्री. अनिल रामचंद्र लेले यांनी सदर फ्लॅट श्री. अनिल जयंतलाल मेहता व सौ. रेखा अनिल मेहता यांना दिनांक : ०३/१२/२००४ रोजी मा. सब रजिस्ट्रार, हवेली नं. १५ यांसी रजि. नं.